



NEW PIER 5
Book I: Development Submission

Submitted by

URBANICA
January 2021



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PALMER

WARREN

TABER

HARRISON

ZEIGLER

DUDLEY ST.

COMMODORE WINSLOW SQ.

WINSLOW AVE.

WARREN

KEARSARGE

13

DUDLEY ST. BAPT. CHURCH

ARMORY BUILDING

GLENWOOD TER.

HOTEL PUTNAM

CLIFF

WASHINGTON

DANA

GLENWOOD

BROX MOUTH

HOTEL WARREN
Mary R. Connor
3606
2500

BATHONE HALL
Thos. P. Connor
4591

BOARDING & SALES STABLE
Alice P. Whittington
et al Trs.
19,351

HOTEL DARTMOUTH
Wm. Sheafe et al
12,047

ARMORY BUILDING
Michael F. Barry
2726

HOTEL PUTNAM
Halle L. Browne
6522

Jockie F. Collins
30,820

ST. DUDLEY HOUSE
OPERA
Geo. W. Soren et al Trs.
4600

MYRTLE PL.
Mary J. Sullivan
6853

HOTEL PUTNAM
Halle L. Browne
6522

Garage

DANA
Florence Pindell
1906

DANA
Geo. W. Soren
2747

GLENWOOD
Lena Burrows
119

BROX MOUTH
Barnet Neibaum
2930

Garage

DANA
Florence Pindell
1906

DANA
Geo. W. Soren
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0.1

COVER LETTER / PROPOSAL SUMMARY

Ms. Teresa Polhemus
Executive Director/Secretary
Boston Planning & Development Agency
One City Hall Square, Room 910
Boston, MA 02201

PROPOSAL FOR PIER 5, BOSTON MA 02129

Dear Ms. Polhemus,

Urbanica Inc, on behalf of New Pier 5, LLC is pleased to submit this proposal in response to the Boston Planning & Development Agency's RFP for Pier 5 at Charlestown Navy Yard.

With over 25 years of experience, Urbanica has a long track record of successfully developing, designing and building projects in Boston, including both public and private ventures. In recent years, Urbanica has focused its efforts on Request for Proposals for City/Town/Municipality-owned parcels, and has worked collaboratively with both government agencies and neighborhood organizations, taking into consideration the concerns and desires of the community, with a consistent emphasis on refined design aesthetic, quality work and job creation. Urbanica's interest of the improvement of built environment of Charlestown can be tracked back to 1985, since then we've proposed the redevelopment plan of Building 105 and Parcel 39 A at Charlestown Navy Yard.

There has been extensive residential development on Boston's shoreline in recent years, taking advantage of the City's beautiful water views and skyline. Unfortunately, very little of this new inventory of housing is actually affordable.

Up to the 1970s, people who lived in the Charlestown Navy Yard were mostly tradesmen, such as carpenters, rope makers and ship riggers, or, more recently, electricians, machinists, iron workers and engineers. When the yard closed in 1974, the yard was still full of this working-class population. Since then, there has been more housing built in the Navy Yard as more and more residential projects and communities have been added across the waterfront, however, not many people can actually afford to live there. We believe that Pier 5 is a unique and exciting opportunity to create housing that is affordable for a broader group of workers in Charlestown and Boston, and to maintain a healthy social fabric of mixed- income groups of the area.

Along with the housing inequality evident in the neighborhood, food inequality is also an issue. Typically, wealthier neighborhoods have healthier, cheaper and a wider variety of grocery stores to choose from. The Navy Yard is currently suffering as a "food desert", as it is difficult to buy affordable yet good quality fresh goods. Instead of grocery stores, the Navy Yard is currently supplied by corner stores such as 711. New Pier 5 is therefore proposing a high-quality grocery market with more affordable yet higher quality and healthier options available as part of our development.

We believe the benefits of improvement in the built environment of Charlestown Navy Yard should accrue to all people regardless of race, ethnicity, income or housing location. And we believe that these benefits include environmental justice as well as affordable housing and food security, which is why our development proposal addresses future tidal impacts and includes new green space open to the public. We believe that this proposal for New Pier 5 will help promote equality in this neighborhood along these critical lines by creating new,

affordable housing, bringing a new food retailer and public green space, and more opportunities for employment and wealth generation to traditionally less advantaged groups, including minority- and women-owned businesses.

DEVELOPMENT CONCEPT

Located along the historic Charlestown waterfront in Boston and within the Charlestown Navy Yard redevelopment area, Pier 5 is a distinct and vital component of approximately 47 miles of Boston shoreline.

New Pier 5 proposes 89 income-restricted housing units at this spectacular location. A preliminary market study reveals that affordable housing opportunities in the area are much under supplied. Therefore, our development proposal for New Pier 5 creates as many as income-restricted units as we believe can be built on this site.

In addition, the Project seeks to return as much of the pier as possible as public, green space for the benefit residents, visitors and employees of Charlestown. This is achieved by creating continuous public promenade around the building with a public park at the end of the pier, and public art works erected to create a pedestrian friendly environment and aesthetic enjoyment. In the winter months the lawn will be transformed to an ice rink, extending back underneath the residential building mass to create both exposed and sheltered skating areas.

Further, the majority of the building footprint is designed as a public rooftop urban farm. The entire roof will be publicly accessible and will create a diversity of beneficial experiences for both residents and the surrounding community. Functioning as the heart of the project's inclusive and equality missions, the flat elevation of the roof contains community garden plots, as well as some harvest areas for the adjoining restaurant. Pathways break through the rows of planting to encourage enjoyment of the view. The community garden zone itself is productive but low-profile, minimizing obstruction for the surrounding buildings. The resulting form of the building is also designed to create a visual icon for Charlestown, visible from both landside and waterside.

The development team will set up a community fund of \$100,000 from the developer fee to help local non-profits and organizations whose missions are to promote community benefits. There are members from the communities who have expressed an interest in contributing to this program and supporting ways to improve or properly maintain this environmental component of the Project.

Therefore, New Pier 5 LLC is pleased to initiate a non-profit community program to contribute to the long-term maintenance of the waterfront pathways, ice rink, roof-top urban farms, as well as other new public spaces that will be shared by and benefit the communities in the area.

TEAM INTRODUCTION

New Pier 5, LLC is a partnership among Urbanica, National Housing Partnership Foundation (NHPF), General Air Inc. and a Minority Crowd Fund.

URBANICA

Urbanica has vast experience working on projects through the public RFP process and has built up its rich experience in mixed-income and mixed-use development through working with local and municipal entities. Urbanica's development track record **includes UHomes**, a mixed income home ownership and public park in

Allston, **SIX9ONE Residences** at 691 Mass Avenue, **The Melnea** and **Residence Inn by Marriott**, a mixed-income rental housing and extended-stay hotel on the Parcel 9 site in Roxbury, **Tilia JP** and **Tilia B**, mixed-income home ownership units on the former Parcel U MBTA site near Forest Hills Station in Jamaica Plain, **E+ 226-232 Highland Street** and **74 Highland eHomes**, mixed-income home ownership units in Fort Hill, Roxbury, and **D4 Condos** in the South End.

Most recently, Urbanica has been designated by City of Boston to develop two income-restricted homeownership projects in Dorchester. Urbanica's selected awards include: Excellence Award: "Champion of equity and inclusion and for creating access and opportunity for minority-owned firms and workers of color", awarded by Massachusetts Housing Investment Corporation (2018); First Annual Hawthorn Youth and Community Center, EYCC Good Donor Awards (2018); and Energy Plus Winner for project at 226-232 Highland Street (2016).

NATIONAL HOUSING PARTNERSHIP FOUNDATION

NHPP is a leading nonprofit real estate developer, owner and operator of more than 9,000 affordable housing units in 16 States and the District of Columbia. In addition to being a successful developer/owner of affordable housing, and in full alignment with the non-profit service mission, its affiliated NHP Foundation also operates a robust Resident Services program that offers resources focused on Education/Youth Development, Health and Wellness, Financial Empowerment and Literacy, and Senior Services. We believe that these ongoing services will contribute to the long-term sustainability of its affordable housing projects by moving residents ever closer to financial self-sufficiency, holistic living and overall well-being.

GENERAL AIR

General Air Conditioning & Heating, Inc. ("General Air"), is a fully-owned and operated minority Massachusetts Corporation. General Air is a company dedicated to customer quality satisfaction; servicing municipal, commercial and industrial client properties in all phases of mechanical and maintenance received recognition for outstanding community commitment and involvement by being presented the Dr. Martin Luther King, Jr. Corporate Leadership Award on January 17, 2020 at the 12th Annual Martin Luther King Business & Community Breakfast. General Air is actively involved with Madison Park Technical/Vocational High School - Roxbury, MA in the implementation of a much-needed HVAC program at the school's campus. This introduces the trade fields to students that are seeking an alternative to attending college, but also provides lucrative salaries and personal growth.

MINORITY CROWD FUND

With considerable thought to trying to reduce the "wealth gap" potentially plaguing the neighborhood, we think it is important to establish a long-term wealth creation plan that begins with encouraging minorities to participate in sharing the benefit brought by the development in the neighborhood. Up to 10% of the ownership shares of the commercial part of New Pier 5 will be distributed exclusively to minority investors, and the management of this Crowd Fund will be provided by minority-owned enterprises.

INCLUSION AND GOOD JOB STRATEGY PLAN

The team has spent significant efforts and has a solid track record of maximizing participation of Boston residents, minority, and female in this proposal. From the design/development, construction, ownership, financing and post construction use and operation, we have identified ways to include meaningful diverse participation.

This track record includes achieving outstanding inclusionary hiring statistics in the Parcel 9 project by allocating 80% working hours to minorities.

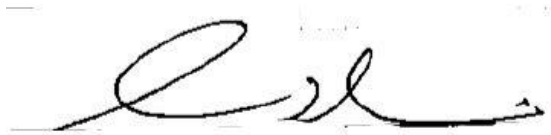
The New Pier 5 project will create about 400 construction jobs and around 100 new permanent jobs. The team is committed to providing economic opportunities to Boston residents, people of color and woman in both the development phase and operations phase of the project. During construction, we still strive to meet and exceed the goals of:

- 51% of the total work hours go to Boston residents
- 51% of the total work hours go to minorities
- 12% of the total work hours go to women.
- Additionally, at least 40% of the total contracted trades will be with W/MBE

The team, with its exceptional experience and successful track record of community-oriented development, will work to promote the best of the Charlestown Navy Yard’s valuable historic assets while promoting income equality, food security and environmental justice in the proposed New Pier 5 project. The team will work to involve all people regardless of race, ethnicity, income or housing location, including initiatives to improve wellness, access to healthy foods, and educational and training opportunities for all the communities in Charlestown and in Boston.

Thank you for considering our qualifications and proposal for this exciting opportunity.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kamran Zahedi', written over a horizontal line.

Kamran Zahedi
President
Urbanica, Inc.

pl

DEVELOPMENT SUBMISSION
DEVELOPMENT TEAM

I.I

PROJECT TEAM LIST

OWNER/DEVELOPER

NEWPIER5, LLC
429 Melnea Cass Blvd,
Roxbury, MA 02119
T: (617) 654-8900

DEVELOPER MANAGER

Urbanica, Inc
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Roxbury, MA 02119
T: (617) 654-8900

PARTNER [MBE]

General Air Conditioning & Heating
Inc
7 Gaston Street
Dorchester, MA 02121
T: (617) 427-7370

CO-SPONSOR

National Housing Partnership
Foundation
122 East 42nd Street, Suite 4900
New York, NY 10168
T: (646) 336-4940

ARCHITECT

CBT, LLC
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Boston, MA 02114
T: (617) 646-5180

ARCHITECT

Stephen Chung, LLC [MBE]
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Roxbury, MA 02119
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LANDSCAPE ARCHITECT

Mikyoung Kim Design [M/WBE]
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GENERAL CONTRACTOR

JV of Urbanica Construction and
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Roxbury, MA 02119
T: (617) 654-8900

AFFIRMATIVE MARKETING CONSULTANT

Victoria L. Williams [M/WBE]

HISTORIC BUILDING CONSULTANT

Historic Boston Inc.
20 Eustis Street,
Roxbury MA02119

DIVERSITY CONSULTANT

L.H. Daniels Associates, Inc. [MBE]
100 Hallet Street
Boston, MA 02142
T: (781) 704-4177

BRANDING CONSULTANT

Proverb LLC [MBE]
543 Albany Street,
Boston, MA 02118
T: (617) 266-0965

RESIDENTIAL MARKETING

Maloney Properties, Inc [WBE]
27 Mica Ln #301,
Wellesley, MA 02481
T: (781) 943-0200

COMMERCIAL MARKETING

Atlantic Retail, Inc
351 Newbury St
Boston, MA 02115
T: (617) 369-5918

CIVIL&CODE CONSULTANT

Fort Point Associates, Inc
31 State Street, 3rd Floor
Boston, MA 02109
T: (617) 357-7044

STRUCTURAL ENGINEER

RSE Associates, Inc. [MBE]
63 Pleasant Street,
Watertown MA 02472
T: (617) 926-9300 x 103

M/E/P/FA/FP ENGINEER

Fernandez & Associates [MBE]
63 Larkin Street
Byfield, MA 01922
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HERS/LEED CONSULTANT

CLEAResult
50 Washington Street, Ste. 3000
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LEGAL TEAM

MINORITY CROWD FUND MANAGER

McKenzie & Associates, P.C. [MBE]
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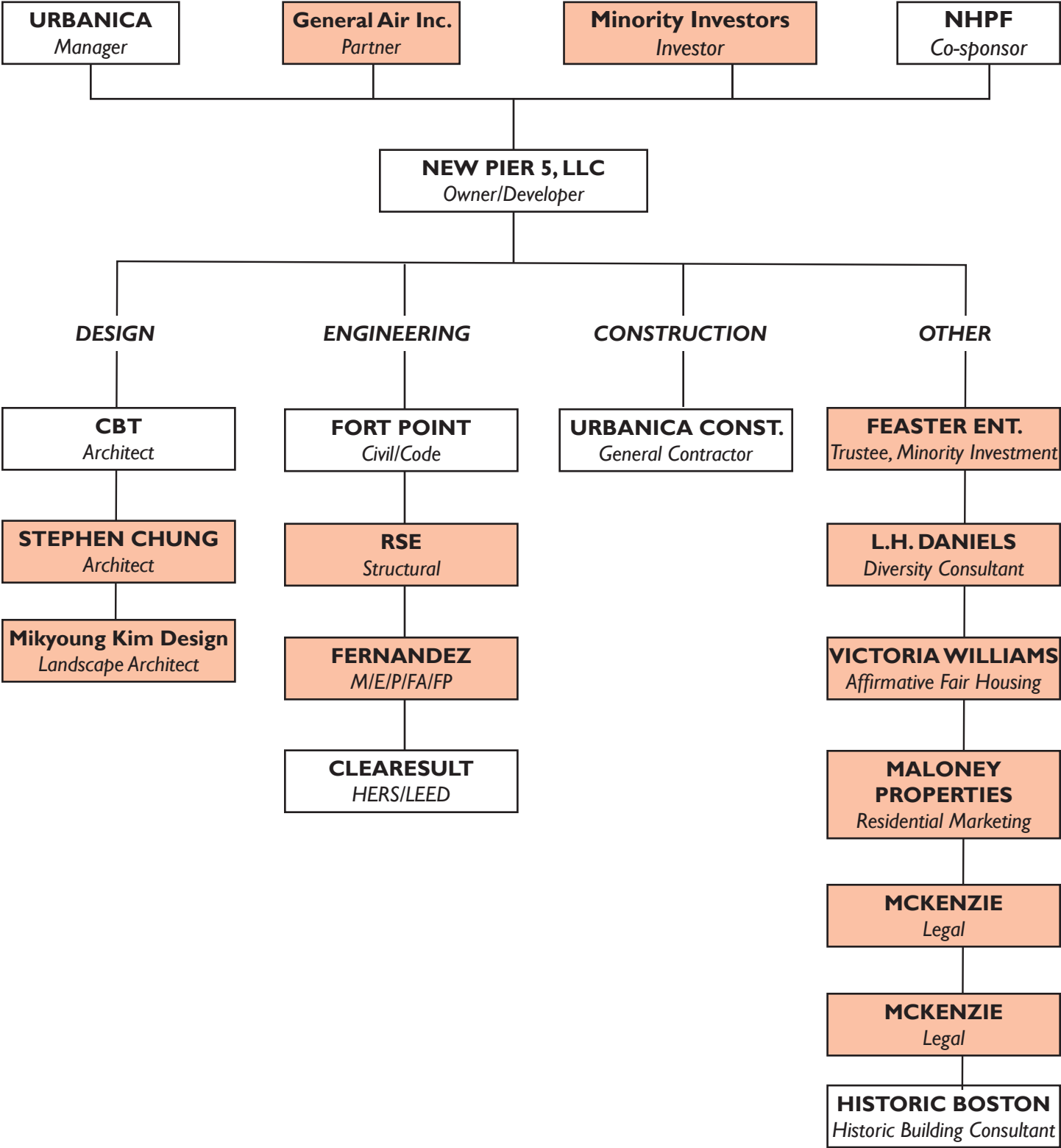
MANAGEMENT AGENT

UHM Properties LLC [MBE]
530 Warren Street,
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PARKING CONSULTANT

PRIVÉ PARKING LLC [MBE]
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Boston, MA 02119
Ricardo Louis
T: (508) 326-6929

PROJECT TEAM LIST / ORGANIZATIONAL STRUCTURE



M/WBE



URBANICA

URBANICA is a design/development company specializing in the transformation of under-utilized buildings and sites into extraordinary living and working spaces in the metro-Boston area.

We see each project as a unique opportunity to enhance the social, economic and aesthetic conditions of the local environment. With our design-oriented focus, we believe that uncompromising progressive design is a critical component in this equation.

“...DIFFERENTIATION BY DESIGN...”

Urbanica has vast experience working on projects through the public RFP process and has built up its rich experience in mixed income homeownership development through working with local and municipal entities. Urbanica has development track record of mixed income home ownership and public park in Allston. Other past projects include the Parcel 9 site in Roxbury, Parcel U MBTA site in Jamaica Plain, E+ 226-232 Highland Street in Roxbury, 74 Highland eHomes in Roxbury, D4 Condos in the South End and so on. Most recently Urbanica has been designated by City of Boston to develop two income restricted homeownership projects in Dorchester.

Urbanica’s selected awards include: Excellence Award:

- Champion of equity and inclusion and for creating access and opportunity for minority-owned firms and workers of color, awarded by Massachusetts Housing Investment Corporation;
- First Annual Hawthorn Youth and Community Center, EYCC Good Donor Awards;
- Energy Plus Winner for project at 226-232 Highland St.

DEVELOPER MANAGERS / QUALIFICATION (URBANICA)**KAMRAN ZAHEDI**

President of Urbanica, Inc.
Urbanica, Inc.

The President of Urbanica is Kamran Zahedi. Over the past twenty five years, Kamran has designed, developed and built many projects in metropolitan Boston. More recently, he has focused his efforts on RFPs of city-owned historic buildings and converting them into new residential uses.

To each venture, Kamran brings a passion for urban form, progressive design, and a respect for the existing context. Kamran received his B.S. in Architecture and Civil Engineering from MIT in 1980, and a Certificate of Achievement from the Center for Real Estate, also from MIT.

EDUCATION

B.S. in Architecture and Civil Engineering from MIT, 1980
Certification, Center for Real Estate, MIT, 1991
Licensed Construction Supervisor, Boston, MA

EXPERIENCE

President of Urbanica, 2001-present
President of Built Form Development, Design and Construction, 1981-1996
President of Turnkey Development, Inc., 1996-present
General Partner for various real estate partnerships since 1993
Former Faculty at the Boston Architectural Center, 1986
Membership in BSA, ASCE, NTHP

I.2

DEVELOPER MANAGERS / QUALIFICATION (URBANICA)



MELNEA HOTEL + RESIDENCES

425-435 Melnea Cass Boulevard, Dudley Square, Boston, MA
(Completed 2019)

Melnea Hotel + Residences is a mixed use development for Parcel 9 at Melnea Cass Boulevard and Washington Street in Boston, MA. This exciting project will serve as an iconic gateway for the Roxbury and Dudley Square areas, connecting to the South End and the greater metropolitan Boston region. The project consists of ground floor commercial spaces and 50 units of mixed income housing. The anchor of the project will be a 135-room hotel. The project will be a source of permanent job generation for the neighborhood as well as a buzz of urban activities. The goal of the project is to create a diverse and balanced neighborhood with sustainable and green strategies.



PARCEL U PHASE A FOREST HILLS

143-171 Hyde Park Avenue, Jamaica Plain, Boston, MA
(Completed 2018)

The mixed use project in the hip and vibrant neighborhood of Forest Hills, continues Urbanica's practice of invigorating neighborhoods by redeveloping underutilized sites - in this case, by the Massachusetts Bay Transit Authority (MBTA). For this project, Urbanica is proposing 126 residential units, commercial spaces and community room to benefit the neighborhood and residents. This project is envisioned as creating a 21st-century transit oriented and energy efficient community.

DEVELOPER MANAGERS / QUALIFICATION (URBANICA)**226-232 HIGHLAND STREET**

226-232 Highland Street, Roxbury, Boston, MA
(Completed 2013)

The project was conceived as a replicable prototype of efficient and sustainable residential construction for the city of Boston. The building consists of four three bedroom townhouses, approximately 2,000 sf each. Sited on a currently vacant parcel in a vibrant urban neighborhood, the proposal will fill and densify the current neighborhood fabric. The building form and orientation serve to maximize natural daylight and solar gain for the photovoltaic array that will generate more electricity than is needed. Our approach includes two major strategies for energy reduction: first, a super insulated envelope minimizes heat transfer without relying on mechanical conditioning techniques; second, a feedback mechanism provides information and prompts to users in the house regarding their energy-related activity.

**74 HIGHLAND STREET**

74 Highland Street, Roxbury, Boston, MA
(Completed 2016)

The project is a public-private partnership between Urbanica and Boston Housing Authority. It is part of a series of energy efficient townhouses to be built in the Fort Hill/Highland Park neighborhood. The building consists of 7 units of townhouses. These units will be three bedroom units. Sited on a currently vacant parcel in a vibrant corner in the urban Roxbury neighborhood, the proposal will fill in and densify the current neighborhood fabric. The project will follow best practices learned from the E+ prototype by offering energy efficient design.

I.2

DEVELOPER MANAGERS / QUALIFICATION (URBANICA)



SIX9ONE RESIDENCES

691 Massachusetts Avenue, South End, Boston, MA (Completed 2011)

six9one Residences is one of the last new-built developments in South End, Boston, with approximately 45,000 sqft of space including the basement garage. There are 40 residential units, ranging from 550 sf to 1,800 sf with unit types including studio, one bedroom and two bedrooms residences. There are also 30 deeded parking spaces available. Ground floor units are proposed as Small Office Home Office or “SoHo” units, taking advantage of the easy street access. These six first floor units are intended to attract professionals with a home office, or artists who would like to house a small gallery.



D4 SOUTH END

7 Warren Avenue, Boston, MA (Completed 2006)

This project involved the conversion of former D-4 police station into a new luxury condominium building with twenty five units. The existing shell was restored to its former state with only minor modifications on the principal elevations. The rear elevation consists of a new two-story block which taken together with the existing building envelope, forms a courtyard. The new courtyard is covered with a glass roof and conform to green building concepts. This project was awarded to Urbanica in response to an RFP sponsored by the BRA in 2003. Urbanica was selected over some of the most prominent developers in the city largely based on their growing reputation as “one of the top design/development companies in Boston.”



UHOMES

90 Antwerp Street, Boston, MA (Under Construction)

The project is a mixed Income Homeownership project that provides 14 affordable homeownership units. The project’s design is contextually influenced by the existing architectural characters of the surrounding homes. Elements of texture, color, roof shape, window proportions, angular bays, balconies and entries are carefully and sensitively crafted to offer a more contemporary interpretation of the existing context. At the same time, the project will allocate 50% of the lot for usable open space. The open space will consists of a Public Pocket Park and a “Living Street” inspired by the Dutch concept of “Woonerf” that combines parking, landscaping area, pedestrian paths and other passive residential uses. The project is also designed to be energy efficient and the project is proposed to achieve LEED certificate status.

REFERENCES FOR URBANICA

NO. 1 Brookline Bank

Principal Contact : Henri Soucy, Senior Vice President
Address : 131 Clarendon Street, Boston MA 02116
Email Address : soucy@brkl.com
Phone Number : 617.927.7972

NO. 2 BPDA (formerly known as BRA)

Principal Contact : Paul Foster, (Former) Executive Board Member
Address : 142 Commerical Street, Unit 206, Boston MA 02109
Phone Number : 781.929.0611

NO. 3 Home Buyer

Principal Contact : Ted Resnikoff, Homebuyer from E+ Development at 226-232 Highland Street
Address : 232 Highland Street, Boston MA 02119
Email Address : ted@resnikoff.com
Phone Number : 646.623.9357

No. 4 Massachusetts Housing Investment Corporation

Principle Contact: Ayman Doughman, Investment Officier
Address: 21 Custom House Street, 8th Floor, Boston, MA 02110
Phone Number: 617.850.1000



7 Gaston Street
Dorchester, MA 02121

T: 617-427-7370
F: 617-427-7371

E:
INFO@General-air.net

GENAIRHEAT.NET

22 June 2020

LETTER OF INTRODUCTION

Per your request are providing the following information.

General Air Conditioning & Heating, Inc. ("General Air"), is a fully-owned and operated minority Massachusetts Corporation located at 7 Gaston Street – Dorchester, Massachusetts. We are a full-service mechanical contractor specializing in Heating, Air Conditioning, Plumbing, Sheet Metal, Energy Management Systems and Controls. We are MBE certified by the Commonwealth of Massachusetts – Supplier Diversity Office (SDO formerly SOMWBA) and also are an HVAC/Mechanical Prime/Sub contractor certified by the Commonwealth of Massachusetts – Division of Capital Asset Management and Maintenance; we are signatory with Plumbers' Union Local No. 12 and with Local No. 537 Pipefitters' Union; and members of Associated Subcontractors of Massachusetts, Inc. and the Massachusetts Minority Contractors Association. We are fully bondable with an A++ surety company where we have enjoyed a mutually enjoyable relationship for over 20 years.

General Air is a company dedicated to customer quality satisfaction; servicing municipal, commercial and industrial client properties in all phases of mechanical and maintenance received recognition for outstanding community commitment and involvement by being presented the Dr. Martin Luther King, Jr. Corporate Leadership Award on January 17, 2020 at the 12th Annual Martin Luther King Business & Community Breakfast.

General Air is actively involved with Madison Park Technical/Vocational High School – Roxbury, MA in the implementation of a much-needed HVAC program at the school's campus. This introduces the trade fields to students that are seeking an alternative to attending college, but also provides lucrative salaries and personal growth.

General Air is currently providing union jobs for minority males and females, and most especially for Boston residents. Over the years we have been very instrumental and influential with bringing in minority members to the unions. Recently we were responsible for providing a scholarship for a young minority male to attend Wentworth Institute and upon his graduation for getting him into Local 537. This is an example of the type of leadership we are attempting to provide within the community.

Should you require any additional information about us, please do not hesitate to contact us.

Respectfully submitted,

G. Carroll Lopes
Corporate Clerk



I. **Introduction**

A. **General**

The NHP Foundation (NHPF) is a 501(c)(3) nonprofit developer and owner of 9,000 units of low- and moderate-income housing in 16 States and the District of Columbia. The Foundation’s headquarters are in New York, NY, with additional offices in Chicago, IL and Washington, DC. NHPF Employs 46 professionals among its three offices. NHPF was incorporated as a nonprofit housing developer in 1989.

NHPF is fully authorized to do business in the State of Massachusetts, and our tax exempt non-profit status with the Internal Revenue Service (IRS) is current and up to date, with all filings accomplished. Our DBA is The NHP Foundation, sometimes found as The National Housing Partnership Foundation, but our legal name in all States we do business in is The NHP Foundation. For the fiscal year ended December 31, 2018, The NHP Foundation had approximately \$76.5 million in revenue. Our 2017 and 2018 Audited Financial Statements (with accompanying Notes) may be found under separate cover. The NHP Foundation’s 2019 Financial Statement for the period ending December 31, 2019 is pending as of the due date of this procurement.

Certifications: The NHP Foundation is not the subject of any legal proceedings or pending proceedings filed by owners or contractors against it. In addition, The NHP Foundation has never been sued or the subject of any disciplinary action by any public housing authority or any other government instrumentality. The NHP Foundation has not been subject to any Debarment, Project Termination or Unfavorable Practices action for any of its projects in the past five years.



Project Leadership



Mecky Adnani, Senior Vice President

Mecky is a member of NHP Foundation’s Senior Management with over 25 years of experience in the field of affordable housing. She is an expert in identifying investments, raising capital, subsidy renewal, and capital restructuring and finance strategies that lead to feasible housing transactions. Since joining NHPF in 2014, her primary charge is to find at-risk acquisition prospects that can be structured and financed as successful LIHTC preservation transactions. Her efforts have resulted in acquisitions totaling \$106 million. Through these accomplishments, NHPF gained more than 1,000 affordable units in various stages of recapitalization, generating \$300 million of total investments in nine properties.

II. Project Experience and Completed Projects

The Blue Mountain Portfolio: NHP Foundation’s Current Investment in Roxbury

The NHP Foundation is excited to be leading a \$100 million redevelopment of our Blue Mountain rental apartment portfolio in Boston. The project will close later this year and when completed, will accomplish a comprehensive green rehabilitation of 217 rental apartments in the Roxbury community, ensuring their availability and continued affordability for Boston families for generations to come. We are proud that the Massachusetts Department of Housing and Community Development and Mass Housing are supporting this important project with generous



funding, including federal and state low income housing tax credits, historic tax credits, tax exempt bonds, and soft loans.

Sample of Other NHPF Projects in the United States

We believe that for any developer, the best demonstration of development capacity is the ability to show *results through our completed or in-progress projects*. To that end, below we discuss five recently completed projects that highlight NHPF's development capacity, and that we feel are most relevant to the kinds of Developer Services that you are seeking:



The Strand Residences and Theater is a mixed-use, mixed-income development featuring an 86-unit midrise building (new construction), new retail space (10,000 SF), a 60-space parking garage, and the renovation of an historic theater in Washington, DC's Deanwood community. The development is currently under construction with a completion date of January 2021. The residences will serve District of Columbia households earning between 30% and 80% of Area Median Income (AMI). The \$33.2 million project was

funded with low income housing tax credits, new markets tax credits (for the community theater) and additional funding from the DC Municipal Government. The project is currently in construction and employs Enterprise Green design and construction standards.



The Mark Twain Hotel is a mixed-use single room occupancy (SRO) hotel with 10,000 SF of ground floor retail space in Chicago, IL's Near North neighborhood. NHPF used a combination of federal historic tax credits, low income housing credits, and additional funding from the City of Chicago to transform the hotel into a 148-unit rental building serving households with incomes up to 60% of Area Median Income (AMI). The

total project cost is \$53.4 million. Substantial completion was reached December 2019.



Sunset Bay Apartments is a 308-unit multifamily property in Cutler Bay, FL serving households earning between 30% and 80% of AMI. The property was acquired in 2016 and a joint venture partnership of NHPF and TPI (a Florida nonprofit) plans a comprehensive \$62.9 million green rehabilitation of the property’s interiors, systems and exteriors using 4% LIHTC and tax-exempt bonds from the Miami-Dade Housing Authority. Construction closing is expected

summer 2020.

The NHP Foundation and Vision of Victory CDC’s Roundtree Residences is a 91-unit newly



constructed senior housing building located in the Anacostia neighborhood of Ward 8 in the District of Columbia (SE DC). The \$18 million project was constructed with a combination of 4% LIHTC equity, District of Columbia HFA tax exempt bonds, HOME funds, and grants from the District of Columbia. 80% of the project’s rental units are set at 60%AMI and the remaining 20% are 50%AMI. The project site comprises approximately 3 acres in size and construction type is 3 –

4 story stick construction on sloped land. Completion and then conversion to permanent financing occurred in the fall of 2013. Roundtree seniors receive a menu of educational and health and wellness services built into the project and offered by NHPF. Vision of Victory CDC is the nonprofit affiliate of Allen AME Chapel, one of the oldest AME churches in the United States. The project was built with Enterprise Green construction standards and includes solar electric cogeneration panels on its rooftops.

The NHP Foundation's Walnut Square Apartments is another outstanding example of successful



collaboration with a public housing authority to build badly needed affordable housing following one of America's largest natural disasters. Walnut Square had been a 289-unit low-income rental property prior to Katrina; however, the entire development was destroyed by the hurricane. Those buildings in the prior Walnut Square that were not completely destroyed by the hurricane were razed, leaving only

the concrete pads from the prior development. Construction on the new Walnut Square Apartments began in 2008 and permanent conversion took place in 2010. Walnut Square Apartments' construction financing was provided by federal tax credit equity (9%), and CDBG funds from Louisiana Office of Community Development.

Bayview Towers in Stamford, Connecticut was built in 1973 as 200-unit mid-rise and high-rise



towers under the HUD LIHPRHA and Section 236 programs. The property serves low and moderate income families and seniors. NHPF acquired the property and served as developer of a \$37 million recapitalization of the property using a tax exempt bond, 4% low income tax credits, and soft funds provided by Connecticut Light and Power and Connecticut Housing Finance Agency Housing Tax-Credit Contribution Program. Approximately 40% of the units also receive Project-based Section 8 Rental Assistance from HUD. The project consisted of an in-place tenant rehabilitation with approximately \$62,000 of repairs per unit and the addition of a community services

center and fitness center for residents. The project was completed in the summer of 2014. NHPF also has been able to document approximately \$150,000 in annual utility and water/sewer savings resulting from the green rehabilitation, adding to Bayview's ongoing financial health.

Ships Cove in Fall River, MA was built in 1973 as 201-unit, 18 story high-rise tower under the HUD



LIHPRHA and Section 236 programs. Approximately 81% of the units also received Project-based Section 8 Rental Assistance from HUD. The property serves low and moderate income families and seniors. NHPF acquired the property and served as developer in 2018 of a \$27 million redevelopment (with tenants in-place) of the property using a tax exempt bond, 4% LIHTC equity (Mass Housing), seller note and existing project capital reserves. The redevelopment consisted of life and safety improvements, modernization and upgrade to the building's external envelope, HVAC and electrical upgrades, UFAS accessibility improvements. Selective

plumbing upgrades were also accomplished. The project's "green upgrades" involved modernization of the building's exterior cladding and windows, plumbing and lighting fixtures (apartment interiors, corridors and common areas) and HVAC replacement. Post construction, NHPF continues to own and operate the project, utilizing third party property management.

III. Resident Services Summary

The NHP Foundation's social and resident services affiliate, **Operation Pathways** proposes to be included in the redevelopment to provide services to project residents.

Operation Pathways Overview

Building on its commitment to affordable housing, NHPF launched **Operation Pathways** in 1996 to provide programs and service coordination for their residents. As this resident services division grew, it took on the name Operation Pathways and developed nationally recognized programs and services. In 2015, Operation Pathways began implementing organizational changes to better equip the organization to expand its impact and serve more affordable housing communities across the country. This process included becoming a 501(c)(3) nonprofit organization affiliated



with NHPF. The bulk of *Operation Pathways*' funding is provided from NHP Foundation revenues and NHP Foundation developer fees.

Residents in the communities we serve have access to a wide variety of educational, health, and enrichment programming, including one-on-one support through our work. These programs offer low- and moderate- income families assistance as they engage and choose their pathway to academic achievement, healthier living, and financial stability.

Operation Pathways programs and services are offered at 25 community centers across the country, impacting the lives of over 11,000 individuals. As noted above, we are positioning ourselves for the future so that we can continue to expand this impact. We've instituted a new data collection system to better track a range of outputs and outcomes across our programs and developed a new leadership team structure to facilitate organizational growth and support our local staff.

We would include an annual budget in our underwriting and develop a menu of services for the property with the following program parameters:

- Financial self-sufficiency program, tenant savings program, and a resident internship (summer) for youth
- Workforce development
- Community art/neighborhood beautification
- Youth development and after school programming
- Adult literacy
- Health and Wellness (including health screenings, fitness programs)
- Senior Services (fraud prevention, aging in place supports, cultural enrichment)

I.3

DEVELOPER CO-SPONSOR - NHPF References

IV. References

Terril Bates, CEO
Daytona Beach Housing Authority
(386) 253-5653
batest@dbhaf1.org

District of Columbia Housing Finance Authority
Chris Donald, CEO/Executive Director
815 Florida Avenue, NW
Washington, DC 20001
(202) 777-1600

Tom McCasland, Director
City of Houston Housing and Community Development
601 Sawyer, Suite 400
Houston, TX 77007
(832) 394-6200

Ellen Rogers, Senior Vice President
Bank of America Community Development
(980) 386-9401
Ellen.Rogers@baml.com

Paul Connolly
Senior Vice President
R4 Capital
780 Third Avenue, 10th Floor
New York, NY 10017
(646) 576-7664
Pconnolly@r4cap.com

Todd Crow
Executive Vice President – Tax Credit Capital
PNC Real Estate
Todd.crow@pnc.com
(502) 581-3262



A nighttime architectural rendering of a cityscape. In the foreground, a modern building's rooftop terrace is visible, with several people standing and talking. The terrace has a glass railing and is illuminated from below. The background shows a dense urban area with many lit-up buildings, a large body of water, and fireworks exploding in the dark sky. The overall atmosphere is vibrant and celebratory.

Architecture
Interior Design
Urban Design

cbt

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617.646.5180
varanasi@cbtarchitects



PIER 5

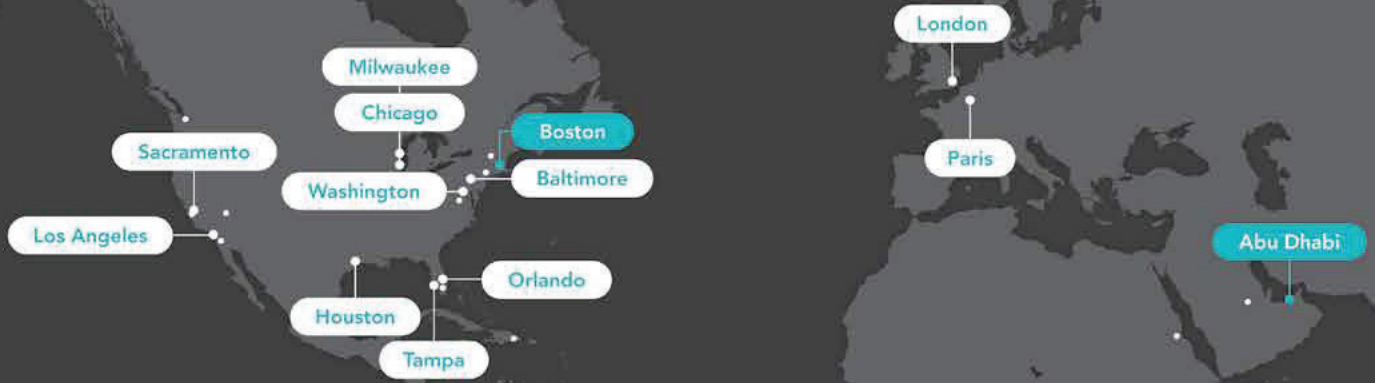
QUALIFICATIONS PREPARED
FOR URBANICA BOSTON

JANUARY 2021



ABOUT CBT





**Celebrating
50+ years in
business**



**Named among
Architect Magazine's
Top 50 Firms**



**Selected among
Bostinno's 50
Most Innovative
Companies**

EQUITY. RESILIENCE. CONNECTION.



CBT is among Boston's largest design firms and a multi-award-winning practice. Recognized for our nontraditional solutions to evolving planning and design challenges, we are a firm deeply committed to improving communities through responsible and responsive solutions. In addition to our Urban Design Studio, our 230+ design professionals are comprised of a boutique architectural staff, robust digital technology group, and full range of interior and workplace design teams. We embed researchers, graphic artists, traditional design professionals, and space-use gurus in our practice, and we create together.

Our firm is recognized nationally for our ability to plan and implement complex projects with unparalleled success, especially in challenging permitting and building climates. Globally, we have created some of the most future-ready and ambitious urban designs and master plans. These projects have been recognized by the American Institute of Architects with an Honor Award for Excellence in Regional and Urban Design, the Congress for the New Urbanism, Rethinking the Future Sustainability Awards, and the AIA Middle East. Our guiding principles transcend the built, the social, and the economic spheres; and embody a balance of those values which underpin every aspect of our work: equity, connectivity, and resiliency.



PROJECT TEAM



UPDATE/REMOVE?

CBT's urban design team has played an important role in a broad range of projects in diverse urban settings, focusing on the rejuvenation of downtowns, brownfields, waterfronts, neighborhoods, planning for urban campuses and transformation of complex infrastructure and transportation elements into livable communities. With each project, our unique design sensibility, strategic consensus-building approach, constant focus on environmental sustainability, and excellent communication and presentation methods have helped clients achieve their goals in a timely manner and have led to the creation of great new communities.

We build frameworks that evolve over time, responding to new challenges and allowing for layering of creativity by multiple individuals. We thrive on interdisciplinary creativity. An exercise of this nature must balance multiple variables related to public realm, land use (all sectors), built form, and

transportation/infrastructure. This team will address these highly interdependent variables in an iterative fashion, to arrive at an open-ended framework that can keep on learning and responding to new challenges and information is very critical. We believe that achieving such a framework will require a search for convergence to find the "sweet spot" of the three major lenses stated above.

Through this collaborative process we seek sound and ambitious thoughts beyond our domain of expertise, from all consultants and stakeholders. We exchange knowledge and actively pursue the ideas within and beyond our design firm. We challenge theories and test assumptions, resulting in new and smarter design approaches; efficient permitting and approvals processes; and unlocked potential in those who realize these dynamic projects.





Principal & Director of Urban Design
Project Role: Principal-in-Charge

KISHORE VARANASI

AICP

Kishore Varanasi is an award-winning urban designer, strategist, innovator, teacher, and writer, and brings over 15 years of professional experience in architecture and urban design. The Director of Urban Design at CBT, his work in both the public and private sectors has shaped countless cities and communities locally, nationally, and internationally. Kishore’s innovative contributions stem from his ability to create viable and sustainable mixed-use neighborhoods, converging the interests of residents, government entities, and developers by inspiring creative collaborations and fresh approaches to community building. Honored by the American Institute of Architects and the Urban Land Institute, Kishore’s work embraces emerging societal forces such as climate change, environmental consciousness, the sharing economy, and innovation culture to create an unparalleled quality of urban life. His representative projects include:

Education

Master of Science in Architecture Studies (Architecture, Urbanism, and Real Estate Development), Massachusetts Institute of Technology

Master of Architecture in Urban Design, University of Illinois

Bachelor of Architecture, Jawaharlal Nehru Technological University

Professional Affiliations

American Planning Association

Boston Architectural College, Trustee

Boston Complete Streets Initiative, City of Boston Mayor’s Office, Advisory Board Member

Boston Harbor, Trustee

Harvard Graduate School of Design, “Elements of the Urban Stack,” Visiting Faculty

Harleston Parker Award Jury – Boston Society of Architects

Yale University, MIT, Roger Williams University; Past Adjunct and Visiting Faculty

Urban Land Institute, Member

Van Alen Institute, Founding Member of the Climate Council

Public Discourse

“Beyond The Bio: 16 Questions with CBT Principal and Director of Urban Design Kishore Varanasi” *Bisnow*, 2020

Boston Globe, “Climate Resiliency is Built Into Design for Aquarium Project”

Forbes.com Contributor

Boston Business Journal feature, “Urban Designer Focuses on Innovative City Building”

Innovation Districts // Kendall Square Planning Study; Masdar City Phase 2 Detailed Master Plan; Fan Pier Master Plan; Durham.ID; Cambridge Crossing

Urban Strategies // Boston University Strategic Master Plan; Kendall Square Vision; Boston Convention and Exhibition Center District Expansion; Boston2024 Olympic bid

Urban Redevelopment and Revitalization // Bulfinch Crossing; Lincoln Yards; Market Central; Puerto Rico Convention Center District/San Juan Waterfront

Tactical Urbanism and Public Spaces // Housing the HUB Public Installation and Study 2016; HUBweek 2017 Innovation Festival: The HUB; HUBweek 2018: We the Future; MassChallenge Modular Living Pods/Community

New Communities // Island Detailed Master Plan; Masdar City; Cambridge Crossing; Quincy Medical Center; Mary Ellen McCormack Housing; Yas North Master Plan

Future Cities // Masdar City; Mass Challenge; Prefab; Masdar Streetscapes; Hudayriat Resiliency; Suffolk Downs; Mary Ellen McCormack Redevelopment

Climate Resilience // Suffolk Downs Master Plan; Central Wharf Master Plan; Masdar City Planning; Harvard Allston Resiliency Strategy; Ghadan 21



Education

Bachelor of Architecture, Syracuse University

Professional Affiliations

American Institute of Architects

Boston Society of Architects

National Council of Architectural Registration Boards

Urban Land Institute

US Green Building Council

Principal
Project Role: Collaborating Principal

PHILIP CASEY

AIA, LEED AP

Philip Casey is a Principal at CBT and has over 20 years of professional experience in architectural design and project management with specialization in highly complex mixed-use and multi-family residential developments. He has far-reaching experience working with the Greater Boston area and its agencies. He is a skilled and facile senior project manager serving as executive liaison to many of CBT's clients. Phil's wide-ranging and adaptable leadership style has contributed to many award-winning projects within Boston and beyond. His representative projects include:

Commonwealth Pier // Design in collaboration with SHL to revitalize the Seaport World Trade Center on Boston's Commonwealth Pier. The multi-year project will transform and rejuvenate the 705,000-square-foot building and pier with new amenities for greater public access to the waterfront, vibrant retail offerings, first-class event spaces, and a unique and flexible workplace for Fidelity Investments, who will occupy more than 600,000 square feet of new office space. (Boston, MA)

Echelon Seaport // Site planning and design for a new mixed-use residential project covering a full city block in the heart of Boston's Seaport. Echelon is a three-building, 1.2-million-square-foot development with world-class amenities, ground-level retail, and more than 700 units of housing. In collaboration with KPF of New York. (Boston, MA)

121 Seaport Boulevard // Design for a dramatic new elliptical office tower in Boston's Seaport District. The 17-story building offers two floors of retail space and below-grade parking. The innovative building design has resulted in new strategies for environmental sustainability and the project is LEED-Platinum certified. (Boston, MA)

60 Kilmarnock // Design for a new mixed-use residential building in Boston's Fenway neighborhood. The project includes 250–300 multi-family rental units and 50–100 condominium units, along with retail, parking, and public and private amenity spaces. (Boston, MA)

Cambridge Crossing, Parcel I // This newest residential building in CBT's master-planned Cambridge Crossing neighborhood is a signature design to enrich the character and fabric of the development. At 21 stories, the residences at Parcel I will offer retail options along the street level and nearly 500 new market-rate rental units. (Cambridge, MA)



Associate Principal & Associate Principal, Director of Adaptive Design
 Project Role: Project Manager

MAREN REEPMAYER

AIA, LEED AP

As CBT's Director of Adaptive Design, Maren has over 20 years of experience with a focus on complex mixed-use and commercial repositioning projects. Maren's design approach is driven by creative passion, agility and a deep-seeded knowledge of how to transform properties into community-enriching, resilient ecosystems. Maren is deeply involved in firm-wide sustainability initiatives focused on future planning, and is also a passionate and articulate spokeswoman for design excellence and is an active member within the Boston Chapter of Women in Design.

Education

Bachelor of Arts in Architecture, University of Minnesota

Registration

Licensed Architect in CO

Professional Affiliations

American Institute of Architects

United States Green Building Council

Boston Society of Architects

Leadership Chair, Women in Design, 2013

Leadership Vice-Chair, Women in Design, 2012

Co-Chair, ABX Build Boston, 2011

Honors & Awards

Women of FIRE, Banker & Tradesman, 2016

Top Young Professional, Engineering News-Record New England, 2014

Speaking Engagements

Boston Chamber of Commerce, 2020;
 "Women's Leadership Program: Behind the Scenes with CBT Architects"

Commonwealth Pier // Design in collaboration with SHL to revitalize the Seaport World Trade Center on Boston's Commonwealth Pier. The multi-year project will transform and rejuvenate the 705,000-square-foot building and pier with new amenities for greater public access to the waterfront, vibrant retail offerings, first-class event spaces, and a unique and flexible workplace for Fidelity Investments, who will occupy more than 600,000 square feet of new office space. (Boston, MA)

Schrafft's City Center // CBT recently completed the repositioning of this iconic historic candy factory. The new lobby features a coffee bar, a three-story interior atrium with an elevated lounge and gas fire place, and a state-of-the-art conference center including a flexible multipurpose space serving up to 200 people. Additionally, CBT is providing master planning services for the surrounding site, including implications for the adjacent harbor. (Charlestown, MA)

75 State Street // Design upgrades for this multi-tenant office building including a new 4,000-square-foot fitness center, corridor upgrades, and a new 4,000-square-foot roof deck with outdoor seating, grassy areas and trees, and viewing zones. (Boston, MA)

116 Huntington Avenue // Design for a 3,000-square-foot lobby including modern seating, exterior edge-lit signage, updated dimensional and handmade art feature walls, increased lighting levels, a signature light sculpture suspended from the ceiling, and relocation of the front desk. (Boston, MA)



Education

Bachelor of Fine Arts
Rhode Island School of Design

Bachelor of Architecture
Rhode Island School of Design

Professional Affiliations

American Institute of Architects

Boston Society of Architects

NAIOP

ULI Boston/New England Women's
Leadership Initiative Council

Boston Chamber of Commerce,
Women's Network Advising Board

Speaking Engagements

"Women's Leadership Program: Behind
the Scenes with CBT Architects" Boston
Chamber of Commerce, 2020

"The Future of Multifamily" ULI Boston:
Re-Entry Series, 2020

"Shaping the Future: Real Estate Trends
Influencing CRE Development in 2020
and Beyond" Real Estate Women's
Forum, 2020

"Lessons from Overseas: Amenities,
Design, and Management" CBRE
London's Build to Rent Conference,
2017

Articles

"The Future of Designing Shared Space
in Multifamily Residences," Banker &
Tradesman, 2020

Principal & Director of Interior Design

Project Role: Interior Design Principal

VICKIE ALANI

AIA

Vickie Alani is a Principal at CBT with 30 years of experience in architecture and interior design for projects nationally and internationally. An expert in multi-family residential and hospitality design, Vickie approaches her work with the fluidity and interconnectivity with which people live today. Regarded for her forward-thinking approach and lifestyle expertise, Vickie is a frequent contributor to the larger discourse on changing residential trends and how to design for an evolving culture. A prominent voice in the design community, she has been featured internationally at conferences and in interviews for her industry-leading insight. Augmenting Vickie's work is her passion for mentorship and cross-discipline collaboration.

Market Central // Located at the intersection of Massachusetts Avenue and Main Street, Mass + Main is a mixed-use development consisting of three buildings, including a 19-story high-rise with two levels of below-grade parking, ground-floor retail, and indoor and rooftop amenity spaces. A significant component of the project is the activation of the ground floor, public realm, and improvement of the existing Lafayette Square. (Cambridge, MA)

Motor Mart Garage Interiors // Comprehensive interior design for the conversion of a historic Art Deco parking garage into luxury residences with a new condominium tower above. The project will comprise 235 units with dedicated amenity spaces including a fitness center, interior pool and spa, and vegetated roof-deck. CBT is also the architect of the building core and shell. (Boston, MA)

Cambridge Crossing Parcel I // This newest residential building in CBT's master-planned Cambridge Crossing neighborhood is a signature design to enrich the character and fabric of the development. At 21 stories, the residences at Parcel I will offer retail options along the street level and nearly 500 new market-rate rental units. (Cambridge, MA)

Hudayriyat Island Master Plan // Large-scale master planning for a 3,000-hectare island off of Abu Dhabi's coast to create a network of walkable and environmentally-sustainable districts. The plan was conceived to accommodate a mix of uses and offer proximity to the coast for all visitors and residents. (Abu Dhabi, UAE)

Xiangyang City Mixed-Use

Development // CBT has designed a destination experience for a full city block in the burgeoning city center of Xiangyang. The site features a hotel, short-term residence, and a co-working office tower atop a fully amenitized podium with a mall containing a gaming floor, movie theatres, multiple restaurants and cafes as well as a grocery store. (Xiangyang, China)



Education
 Bachelor of Architecture, Carnegie Mellon University

Senior Associate
 Project Role: Senior Designer

HEE PARK

RA, NCARB

Hee Park is a talented designer who consistently exceeds client expectations in delivering design excellence. With over 20 years of master planning and architectural design experience, Hee has been involved in a wide range of recognized and celebrated projects, both nationally and globally, ranging from large-scale master plans to mid- and high-rise residential towers.

60 Kilmarnock // Design for a new mixed-use residential building in Boston’s Fenway neighborhood. The project includes 250–300 multi-family rental units and 50–100 condominium units, along with retail, parking, and public and private amenity spaces. (Boston, MA)

Crossroads at Kenmore // Crossroads at Kenmore is a hotel and retail development which reimagines Kenmore Square. Both the 24 story 560 Commonwealth Avenue Hotel and the 19 story Buckminster Hotel addition contribute to the completion of the “Kenmore Room” - the urban scale spatial enclosure of Kenmore Square and adds a combined total of 667 guest rooms. (Boston, MA)

Market Central // Located at the intersection of Massachusetts Avenue and Main Street, Mass + Main is a mixed-use development consisting of three buildings, including a 19-story high-rise with two levels of below-grade parking, ground-floor retail, and indoor and rooftop amenity spaces. A significant component of the project is the activation of the ground floor, public realm, and improvement of the existing Lafayette Square. (Cambridge, MA)

Tufts University Master Plan // Masterplanning for Tufts University will envision new Science and Technology Corridor along Boston Avenue, the extension of the MBTA Green line, and the erection of a new T station on the corner of Boston and College Avenues. The centerpiece of the proposed master plan will create a great urban space at the transit node by creating new entry and air rights development opportunities for the campus. The new public space will link the campus hill, athletic area, emerging science and technology cluster and the transit station. (Medford, MA)



RELEVANT PROJECTS



THE BEVERLY BOSTON, MASSACHUSETTS

Size
494,428 square feet

Role
Master Planner & Architect

Completion Date
05/2018

Client
Related Beal

Project Description

The design for The Beverly creates a mixed-use complex that will contribute to the renaissance and development boom in this evolving neighborhood between Boston's north end and west end.

The Beverly will be a vibrant, mixed-use development at the convergence point of Boston's West End and North End neighborhoods, offering 230 new residential apartments, 200 hotel rooms, and 17,700 square feet of restaurant/retail uses on the ground floor, as well as two levels of above-grade parking. Anchoring the northern end of Boston's famed Rose Kennedy Greenway, while paying homage to Boston's historic North End and the reinvented North Station, The Beverly will provide nearly 500,000 square feet of mixed-use space to serve area visitors, residents, and shoppers.

The residential apartment complex comprises a mix of studio, one- and two-bedroom apartments adding a welcome residential presence and increased housing stock to the area. The evening and night-time presence of residents will further enliven the area off-hours, benefiting many neighborhood businesses and complementing the planned significant expansion of TD Garden. The hotel will offer amenities and accommodations to serve the large-scale government and entertainment uses of the nearby Federal Building, TD Garden, the North Station public transit node, and the historic city center.

Key Features

- Design for affordable residential multi-unit building and abutting Marriott Courtyard
- 14 stories, 239 residential units, and 200 hotel rooms
- 17,700 square feet of restaurant/retail uses on the ground floor
- Two levels of above-grade parking
- 500,000 square feet of mixed-use space to serve area visitors, residents, and shoppers









I.4 ARCHITECTS - CBT

PIER 4 WITH SHOP BOSTON, MASSACHUSETTS

Size
240,000 square feet

Role
Executive Architect

Client
Tishman Speyer

Project Description
A distinctive new addition to Boston's Seaport District, the boomerang-shaped Pier 4 brings an activated public and unique living experience to the waterfront.

The successful design and implementation of Pier 4, the new residential complex in Boston's Seaport District, relied on the careful coordination and strong communication strategies between CBT and the lead design firm. Working as both executive architect and local liaison, CBT was instrumental in supporting and advancing the design and construction of this major waterfront condominium, including extensive design for public realm and Harborwalk improvements and retail opportunities.

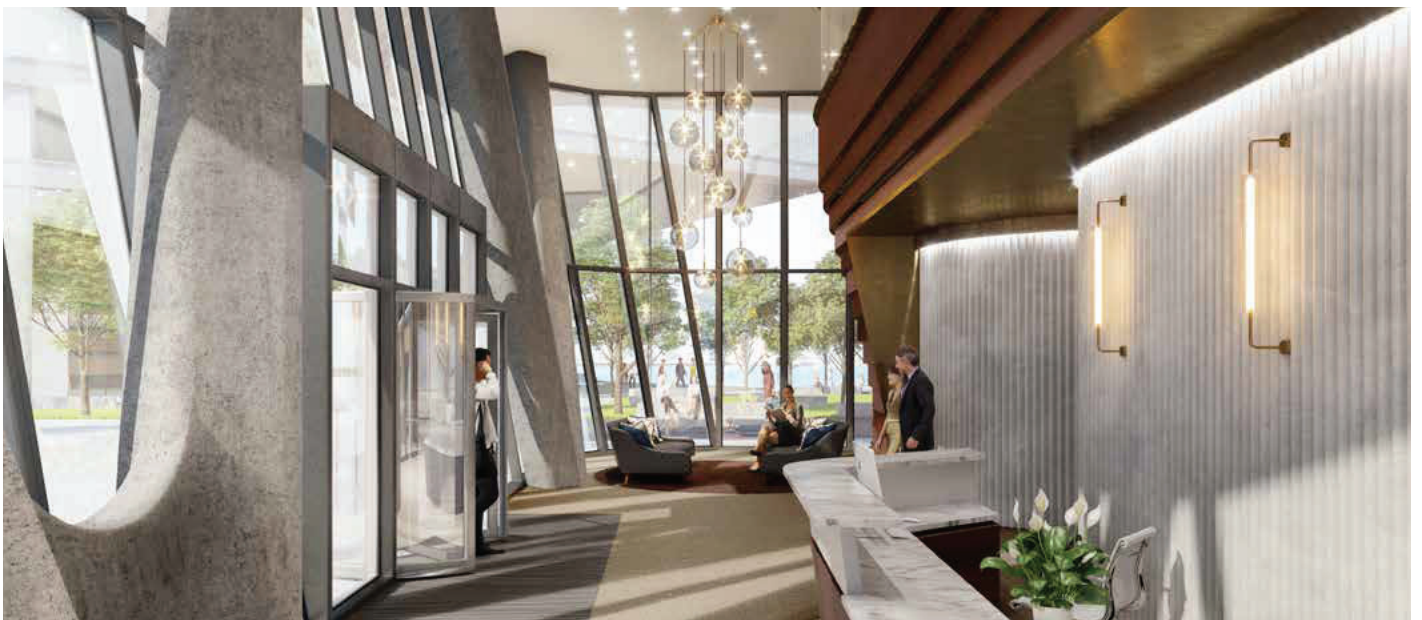
Due to the location of Pier 4, CBT's role in the local permitting and approvals process was extensive. Navigating such issues as maritime concerns, foundational issues, public realm elements (such as the Harborwalk), FAA regulations, and myriad others, CBT led the regulatory phase of the project. CBT helped circumvent additional complexities such as a below-grade parking garage located under the construction site and necessary seawall repairs; CBT supported SHoP throughout the process, providing insight and solutions during design reviews to address and account for these concerns.

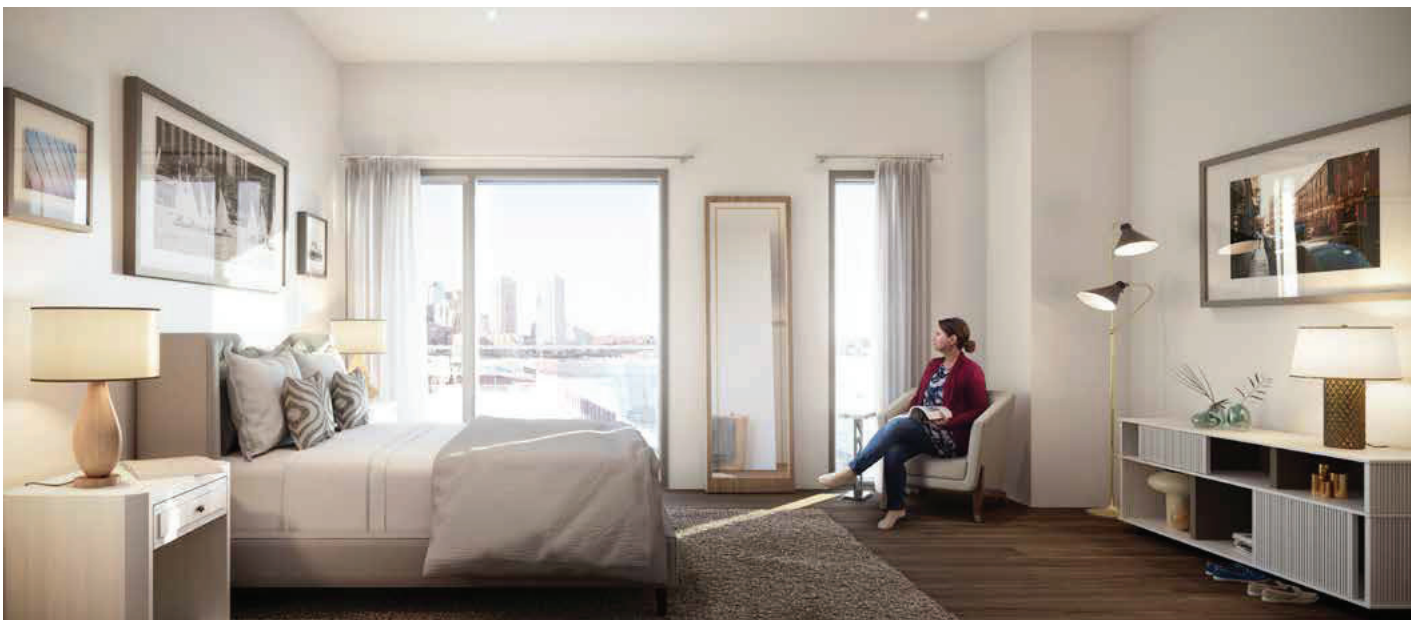
- Key Features**
- 106 residential units
 - Strengthens the link between the city and the pier
 - Integrates public use and pass through while engaging the harbor promontory

- Awards**
- Residential/Mixed-Use Editor's Pick
The Architect's Newspaper, 2020









THE HARVEY

CHARLESTOWN, MASSACHUSETTS

Land Area

365,302 square feet

Role

Architecture & Interior Design

Client

Catamount Management

Project Description

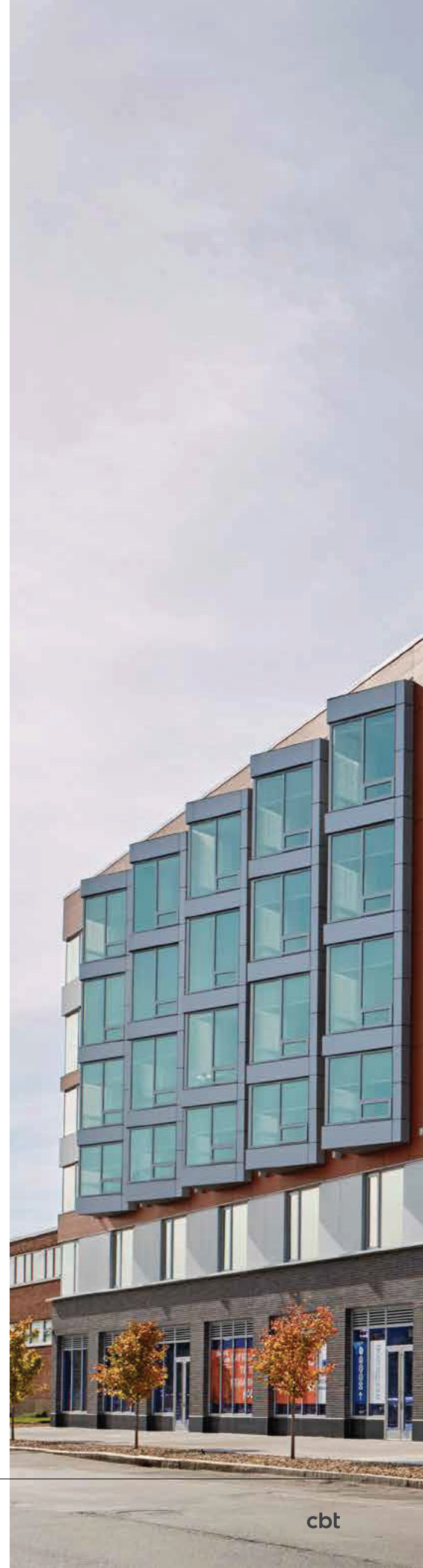
The Harvey is a new six-story, 177-unit residential building in the famed Hood Park in Charlestown, Massachusetts. The project represents an important phase in Hood Park's continuing evolution from its origins as an industrial plant to a state-of-the-art office/research park, and now into a modern and dynamic mixed-use development. The building is designed to complement the existing buildings in the Hood Park, as well as to give life to the emerging Rutherford Avenue Corridor with 10,500 square feet of new retail space. The retail serves the larger Charlestown community, as well as the businesses throughout Hood Park.

Designed to emulate the scale and proportion of the existing industrial structures along Rutherford Avenue, the building is clad in terra cotta-colored rainscreen panels with protruding metal and glass bays. The west wing of the building provides a calm, loft-like counterbalance to the north and east wings.

A key component of the 1.2-million-square-foot master plan for Hood Park, The Harvey acts as a bold and inviting gateway into this vibrant, revitalized industrial neighborhood. The project anticipates LEED Platinum for Homes (Multifamily).

Key Features

- 177-unit residential building in the famed Hood Park in Charlestown
- 10,500 square feet of new retail space
- Extensive outdoor amenity space
- Modern design and art-infused residential spaces



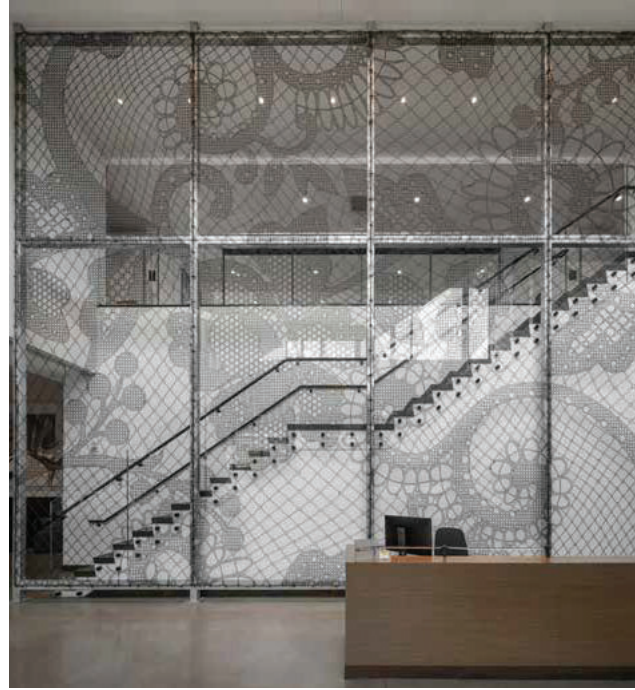


SHOP
ENTERTAIN
EAT DRINK

HELLO
TO THE
NEIGHBOR
HOOD

SHOP
ENTERTAIN
EAT DRINK

HOW LEASERS
RETAIL II
RESTAURANT





MARKET CENTRAL

CAMBRIDGE, MASSACHUSETTS

Land Area

2.3 acres

Role

Master Planner, Architect & Interior Design

Client

Twining Properties

Project Description

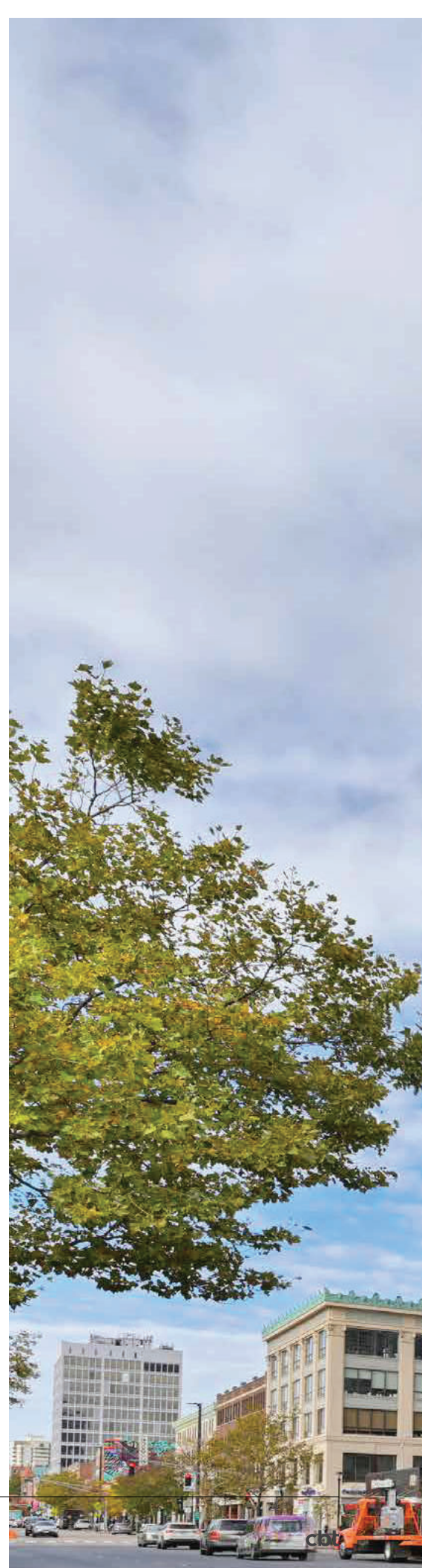
CBT is working with Twining Properties to create a new future for three critical blocks at the intersection of Massachusetts Avenue and Main Street near Central Square. At the heart of an already vibrant and diverse Central Square, the new development will replace approximately three city blocks currently occupied by Quest Diagnostics and empty lots. The plan and design envisions a vibrant mixed-use community including open space, residential, commercial and retail uses.

The project will improve a critical corner of Cambridge's Central Square neighborhood setting the retail and residential edge. The plan creates a mixed income residential development with 20% of the units designated for affordable housing. Numerous small-scale ground-floor retail spaces are sized and designed to attract locally-owned businesses. Significant public open space is featured on Massachusetts Avenue along with outdoor seating zones for the retail areas. Behind the buildings there is a dedicated zone for a seasonal public market. The development includes three new structures: two are seven stories and the third structure will be 18 stories tall. The tower massing is compact to reduce the shadow impact on the neighborhood. The project is designed for LEED-Gold certification.

The highly participatory planning process for this development used a unique tool called MindMixer to solicit community ideas on the Market Central location, place-making, program, and the urban and building design. The tool offered the community an online platform to voice their vision. MindMixer is a method that has been used to shape hundreds of developments across the United States, but its use for the conception of Market Central was the first time it was implemented by a private developer.

Key Features

- Consists of three buildings, two are seven stories and the third structure will be 18 stories tall
- Creates a mixed-income residential development with 20% of the units designated for affordable housing

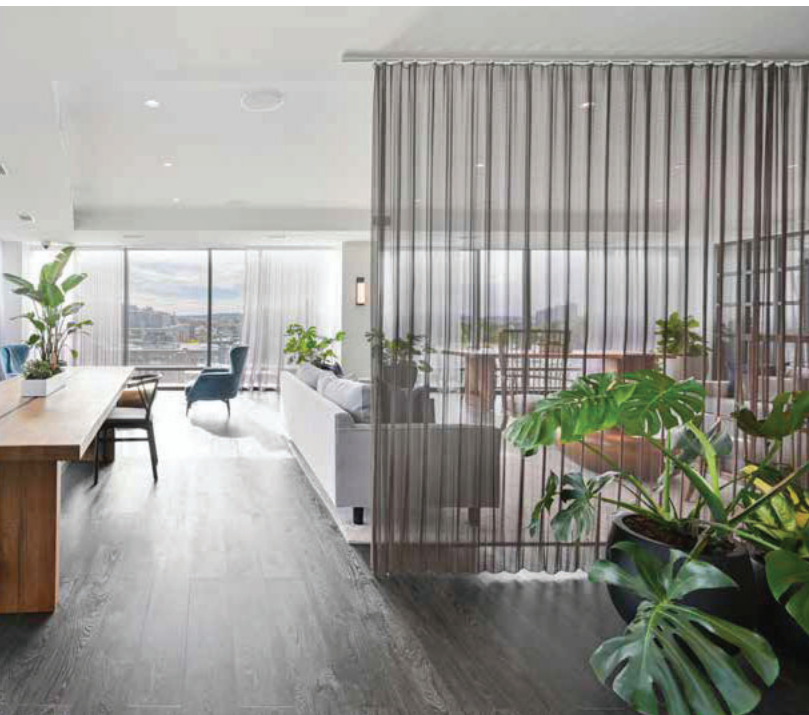




425

Market Central







ADDITIONAL INFORMATION

A photograph of a modern building with large glass windows and doors. Three people are walking on the sidewalk in front of the building. The image is overlaid with a dark red tint and the text 'ADDITIONAL INFORMATION' in white.

CROSS-DISCIPLINARY ADVANTAGE



ARCHITECTURE

Architectural design plays a critical role at the street level as within a skyline. CBT holds dear every design commission that allows for a unique vision, creative design expression, and meaningful contribution to the surrounding neighborhood.



URBAN DESIGN

At the core of responsible urban design is an understanding of context: successful placemaking results from thoughtful exploration of the built and natural environment. Within the urban fabric, each project must be a complement to the surrounding parcels, while always appealing to the human experience.





INNOVATIVE DESIGNS
INTEGRATED IDEAS
EFFECTIVE RESULTS
AUTHENTIC DESIGN

INTERIOR DESIGN



We understand how the interior design and the base building inform one another, so that space is conceived in a responsive way. When the interiors are designed in conjunction with the architecture very early in the project, a much more appropriate and efficient result emerges.

BOSTON



Blueway at the Aquarium



Cambridge Crossing



Suffolk Downs



Boston University



BCEC



HUBweek



Bulfinch Crossing



Commonwealth Pier



Mary Ellen McCormack



Boston 2024



Fan Pier



Market Central

BEYOND



Lincoln Yards



Masdar City



Durham.ID



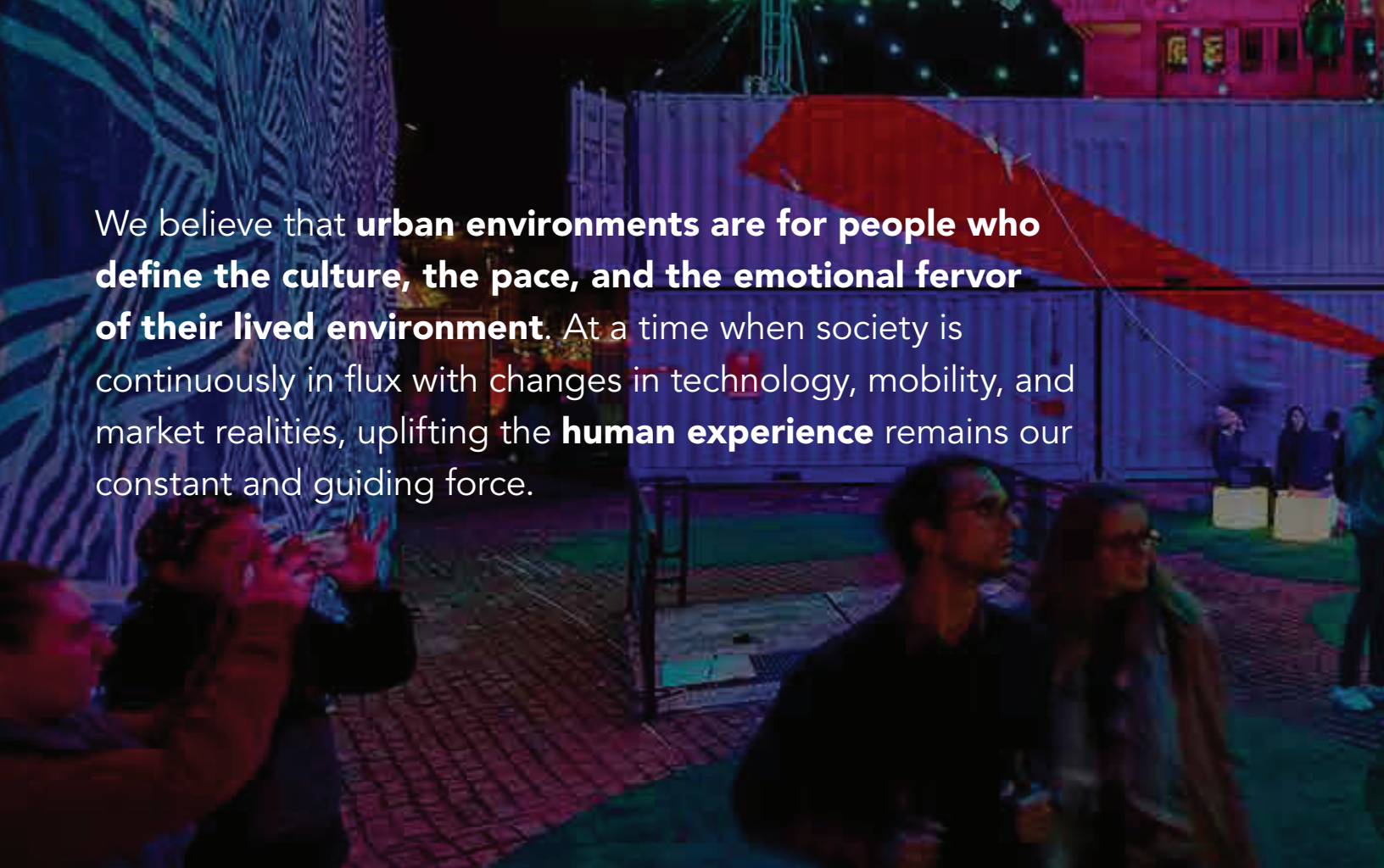
Baltimore Waterfront



Island Detailed Master Plan



San Juan Waterfront



We believe that **urban environments are for people who define the culture, the pace, and the emotional fervor of their lived environment.** At a time when society is continuously in flux with changes in technology, mobility, and market realities, uplifting the **human experience** remains our constant and guiding force.



INNOVATION DISTRICTS & URBAN CAMPUSES

Kendall Square Planning Study; Masdar City Planning*; Fan Pier Master Plan; Durham, ID; Cambridge Crossing Master Plan; Boston University Strategic Master Plan*



STRATEGIC PLANING

Boston University Strategic Master Plan; Ghadan 21; Kendall Square Vision; Boston Convention and Exhibition Center District Expansion; Boston 2024 Olympic bid; Hartford 2010; Innerbelt and Brickbottom Framework



URBAN DEVELOPMENT/REVITALIZATION

Bulfinch Crossing*; Lincoln Yards; Mass + Main Redevelopment; Puerto Rico Convention Center District/San Juan Waterfront



PUBLIC SPACES & TACTICAL URBANISM

Housing the HUB Public Installation and Study 2016; HUBweek 2017 Innovation Festival: The HUB; HUBweek 2018: We the Future; HUBweek 2019; MassChallenge Modular Living Pods/Community



RESILIENT COMMUNITIES

Island Detailed Master Plan; Masdar City*; Cambridge Crossing*; Quincy Medical Center; Mary Ellen McCormack Housing; Yas North Master Plan; Masdar Institute Housing Neighborhood; Durham.ID



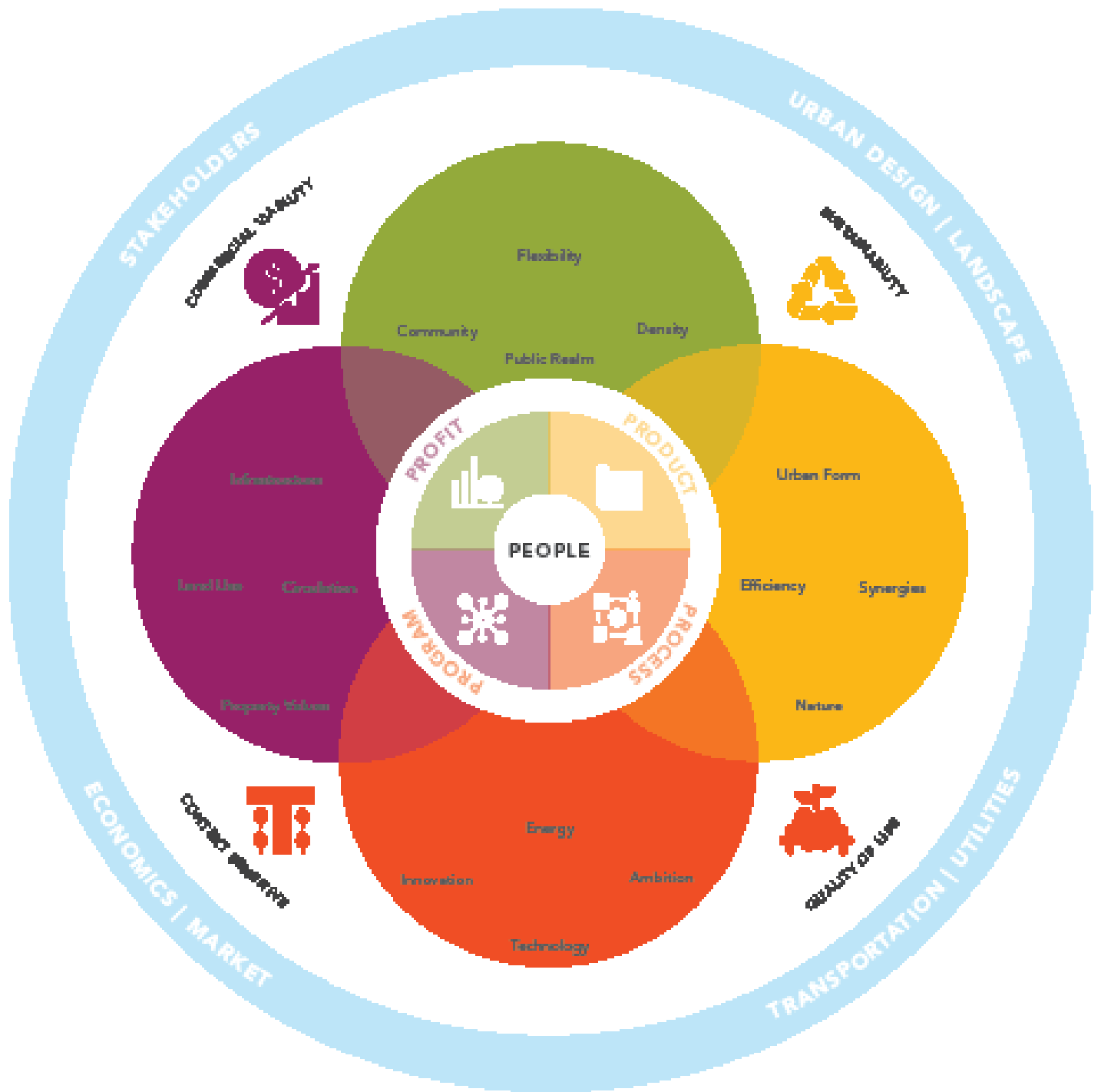
FUTURE CITIES

Masdar City; Mass Challenge; Prefab; Ghadan 21; Masdar Streetscapes; Island Detailed Master Plan Resiliency; Suffolk Downs; Mary Ellen McCormack Redevelopment

PUTTING PEOPLE FIRST

We believe that urban environments are for people who define the culture, the pace, and the emotional fervor of their lived environment. At a time when society is continuously in flux with changes in technology, mobility, and market realities, uplifting the human experience remains our constant and guiding force. We do so not by being distracted by individual trends but by focusing on larger forces shaping our society to deliver solutions that are visionary, resilient, agile, and pragmatic. The success of our work is always informed by multiple scales: the street and sidewalk to architectural, neighborhood and city to economic, ecological, and environmental. Our practice is based in independent research, sincere collaboration, and precision in our methods; and it is driven by the constant study of the interplay among societies, infrastructure, and our ever-changing climate. We think beyond boundaries—immediate and obvious—to investigate the unidentified and deliver the credible.





DESIGN AT ALL SCALES

CBT embraces space design at every level of human experience. From individual pieces of furniture to entire cities or precincts, we approach each creation with sensitivity to context and fidelity to the project's vision. We design and plan for all of the strata comprising daily life. This means that the human scale and experience should inform design not only at the street or sidewalk scale but also at the architectural, neighborhood and city scale as well.



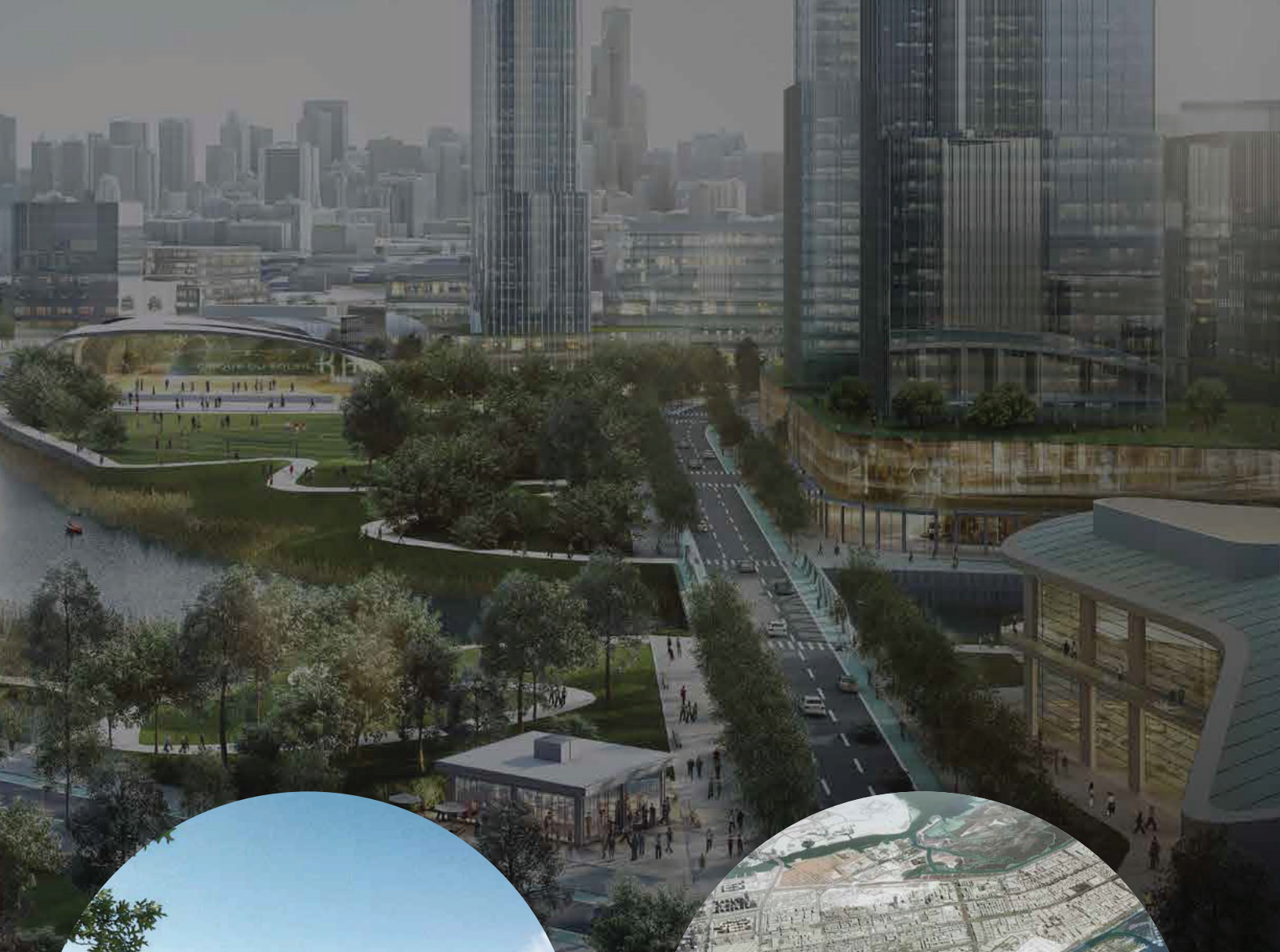
HUMAN

At the human scale, we consider the ways in which the materials, textures, depth, view corridors and massing of an urban environment influences individual's emotional, physical and psychological experience of the city.



ARCHITECTURAL

At the architectural scale, we focus on creating a diversity of building typologies and aesthetics that at once reflect and complement their contexts.



NEIGHBORHOOD

At the neighborhood scale, we think carefully about the spaces between buildings and work to enrich these spaces with powerful public parks and plazas, complete streets, and inviting streetscapes to create a powerful public realm.

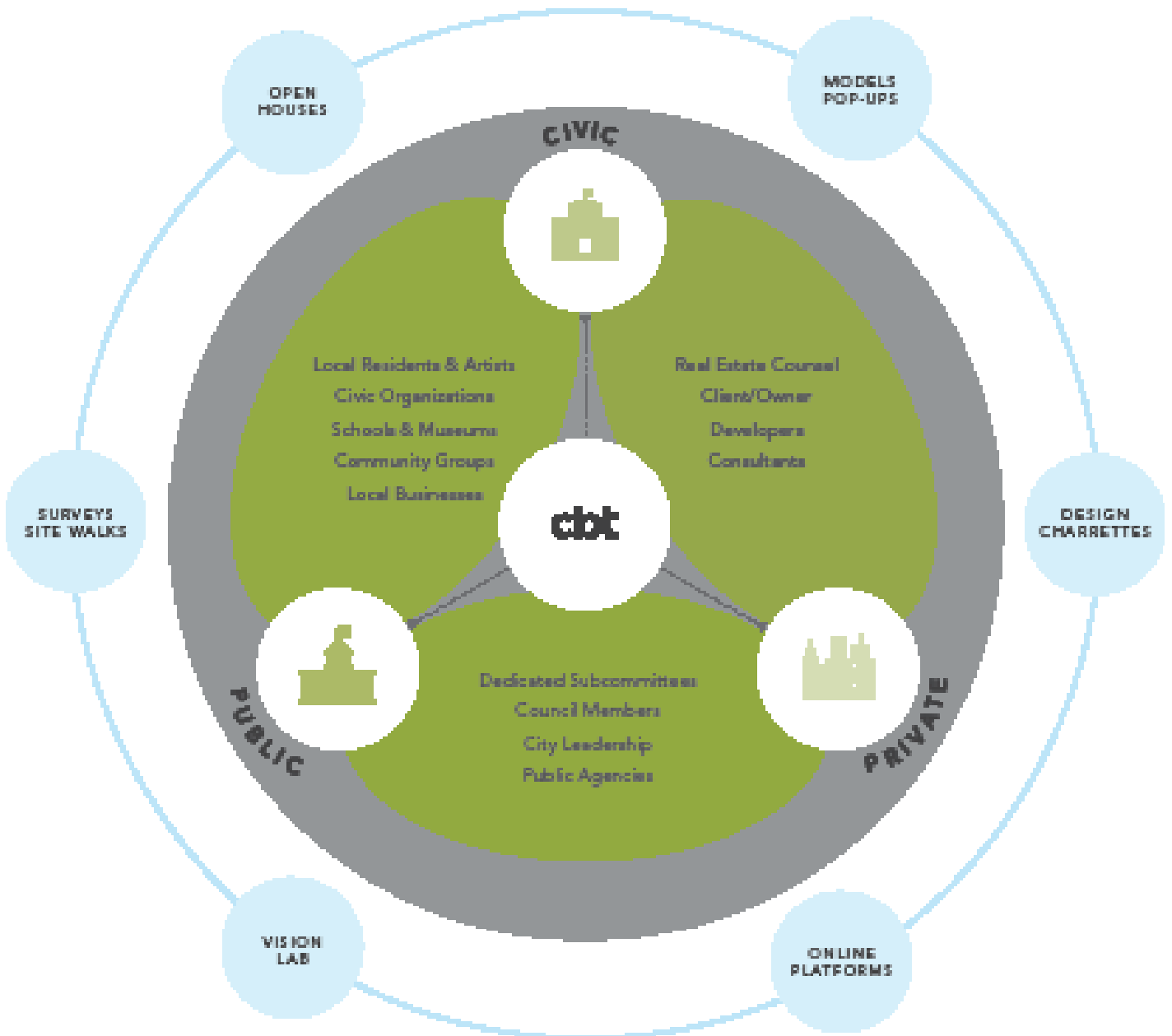


CITY

At the city scale, we carefully consider and aim to optimize the distribution of open spaces, community and cultural resources, access to public transit and the availability of housing, educational and healthcare resources for all neighborhoods.

ENGAGING COMMUNITIES

If we are to improve – or create – an environment to support a community, the most valuable information to shape our work must come from the people of that community. We organize events and communication tools specially for the community members, city and town officials, organizations and neighborhood groups to participate wholly in the future of their surroundings. Many formats and much time are devoted to the quality of dialogue that we seek and value so dearly, enriching the planning and design process in an irreplaceable fashion.





DYNAMIC FRAMEWORKS

It is critical to consider the **identity** of an urban planning project, which is the underpinning framework and character which will lend their core spirit to the creation of the plan. The plan's **legibility** is a framework to be understood by all. It is the quality of the planning process that allows easy interpretation and facilitates discussion of the future by all stakeholders. The **agility** of the plan is its capacity to grow, flex, contract, evolve, and keep pace with the changing factors which affect an urban design over time. These two combine to support the **resiliency** of a plan, anticipating the greater needs of a community – and responding to them with fluidity and ease as our built environment ages and becomes something new.



IDENTITY



LEGIBILITY



AGILITY



RESILIENCY



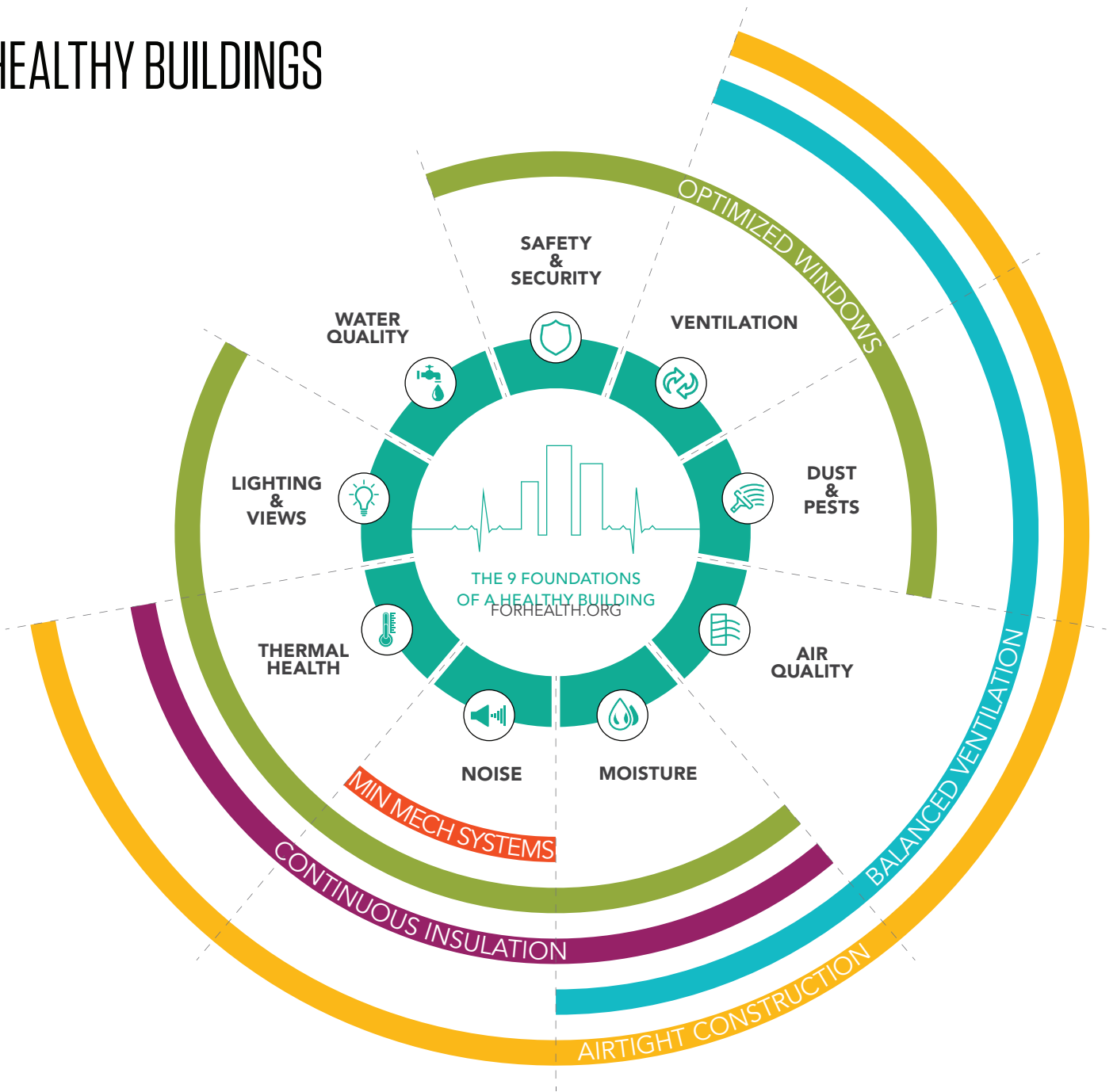
SUFFOLK DOWNS MASTER PLAN | BOSTON, MA

PRIORITIZING RESILIENCE

CBT's approach to sustainable design is a balanced pursuit of economic and operational efficiency, environmental symbiosis, and social benefit. We site, design, and construct buildings to be full lifecycle models of water, energy, and material value, providing healthy, productive, and comfortable places. By integrating sustainable design practices into the entire process from programming to construction, sustainable development goals can be effectively realized.

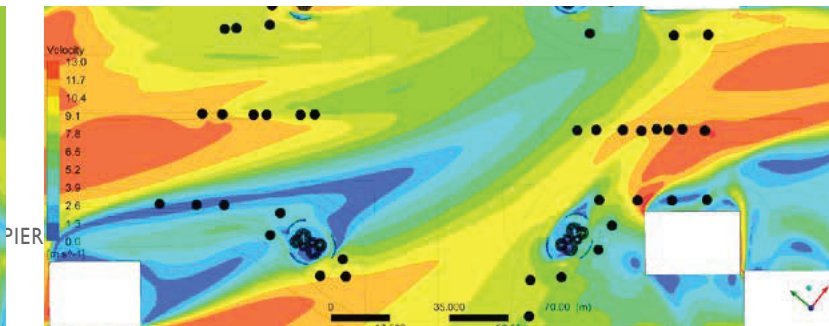
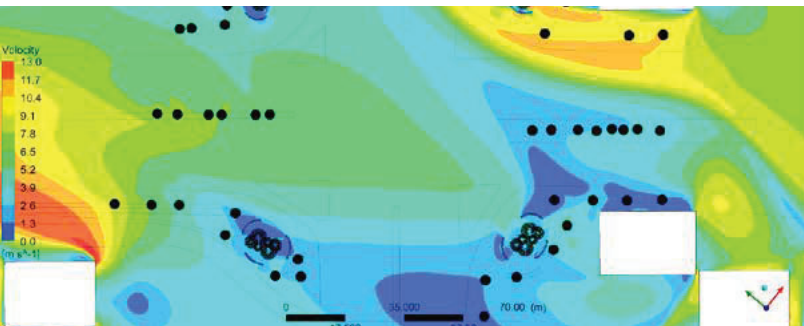
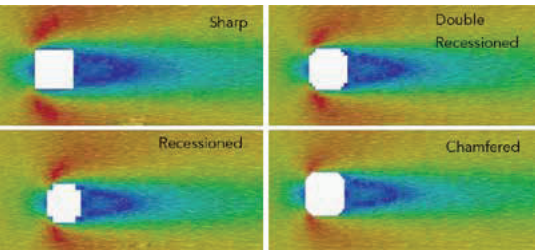
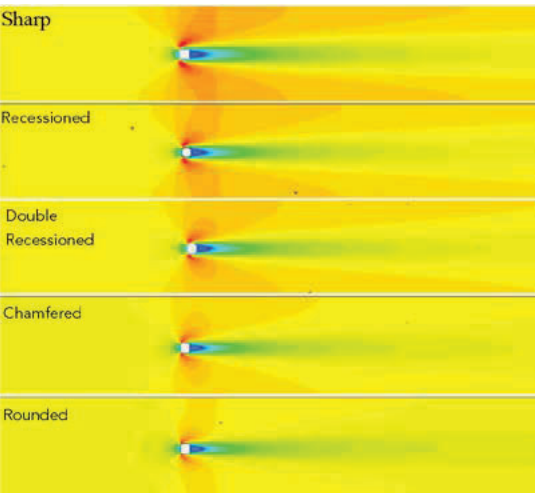
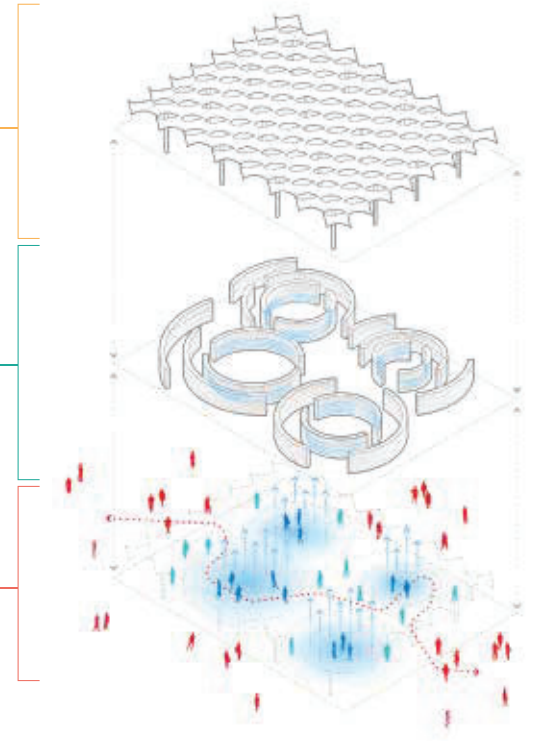
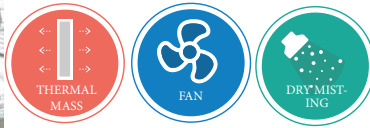


HEALTHY BUILDINGS



- Minimal Mechanical Systems
- Optimized Windows
- Continuous Insulation
- Balanced Ventilation
- Airtight Construction

CLIMATE RESPONSIVE NEIGHBORHOODS



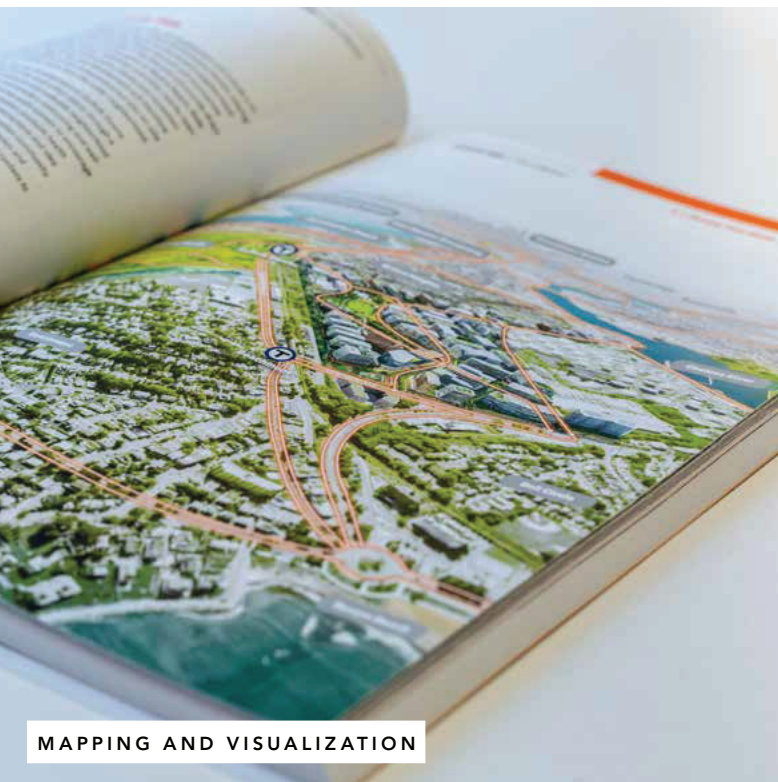
MAPPING & VISUALIZATION

We are in an age of three-dimensional interaction with nascent design projects. CBT's Digital Technology design team supports planning and architecture efforts with mapping and visualization tools of the next generation, allowing for smart decision-making, efficient planning, and powerful perspectives on the future built environment.





DESIGN DELIVERY AND COORDINATION TOOLS



MAPPING AND VISUALIZATION



ILLUSTRATIVE TOOLS



DOCUMENTATION





VR/AR, REAL TIME RENDERING & WALK THROUGHS



DESIGN TECHNOLOGY GROUP



DESIGN BOOK

PLANNING FOR A NEW FUTURE

We have seen an immediate — though perhaps not permanent — shift in how our clients are addressing COVID-19 in everything from site selection to lobby design to residential unit layout and, of course, access and proximity to both public and private outdoor space. While it is too soon to determine which of these will remain concerns post-pandemic, our firm has been actively engaged on these issues with our clients and the design community at large.



LEVERAGING NATURE IN LARGE-SCALE PLANNING

While public space design has already tended toward greater flexibility over the past decade, this is ever more important today to foster safe interaction among various constituent groups as well as during different times of the day and week. In turn, flexible public realms allow for diverse ecological, social and programmatic variations to occur. Planning with respect to existing natural resources will create healthier and more durable long-term development for all.



SITE PLANNING AS A DESIGN DRIVER

Where natural indoor and outdoor light exposure has always been deeply considered in our planning and design, we are thinking more than ever about how we site buildings to minimize shadows cast onto common outdoor spaces, thereby increasing their value. Where buildings either have or are planning expansive floorplates, we are increasing the instances of skylights, atriums, and naturally light-filled spaces that will allow for lower interior density without sacrificing visual access to the outdoors.



EXTERIOR SPACE AS THE NEW GROUND FLOOR

We are rethinking the use of buildings' ground floors not as traditionally demised retail/lobby spaces, but flexible adaptable spaces that also can open up to provide indoor and outdoor experiences, all with appropriate safety measures. They provide natural transitions between planned and built spaces, and these spaces serve both tenants and visitors. We are seeing the need to revitalize the ground plane beyond retail, and shaping how to talk to the city agencies about making this more standard.



QUALITY OF LIFE WITHIN YOUR BUILDINGS

One of the most important needs for your buildings' occupants will be their ability to access the outdoors. We are looking at a refined approach to outdoor access that reflects where we are health-wise as a society. We are sculpting buildings that look at smaller terraces that are dedicated to individual tenants within the buildings. Even in climates such as New England's, creating the most fine-tuned and passive flow of fresh air will pervade building designs. Buildings need to be designed to eliminate today's office "bubble," where tenants are in a near-hermetic, closed indoor environment.

I.4
ARCHITECTS



URBANICA DESIGN

URBANICA Design, Inc (formerly known as mod.A Architecture) is the architectural design division of Urbanica, Inc. Urbanica Design, LLC offers a range of services from conceptual design to design management.

Past projects include:

- D4 Condominium, South End, Boston, MA
- 226-232 Highland Street E+ Townhouses
- 74 Highland Street Energy Efficient Townhouses
- six9one Residences, South End, Boston, MA
- 50 Bow Street, Somerville, MA
- Engine 1 Condominiums, Belmont, MA
- 109 Chandler Street, South End, Boston, MA
- 57 East Concord Street Artist Lofts, Boston, MA
- 100 Pearl Street Artist Lofts, Chelsea, MA

Currently, Urbanica Design is working on:

- Parcel 9: Melnea Hotel and Residences, Roxbury, MA
- Parcel U, Jamaica Plain, MA Mixed Use Housing Project
- 90 Antwerp Street, Brighton Boston MA

Stephen K. Chung, A.I.A.
142 Berkeley St, #402
Boston, MA 02116
tel: 617. 818. 2790
stephen@stephenchung.com



Stephen K. Chung, AIA, LEED AP is a registered architect and since 2015, a principal of Urbanica Design in Boston. The Urbanica partnership with developer, Kamran Zahedi was formed in 1999 and continues today. The focus of the office is on the design and development of mid-sized residential projects throughout metropolitan Boston. Urbanica's highest profile project to date was a partnership with uber-designer, Philippe Starck on a luxury twenty-six unit residential building in the South End of Boston called D4. Current Urbanica projects includes: a 24 unit townhouse project in Jamaica Plain; a 76 unit low-rise residential project also in Jamaica Plain; and a 50 unit residential building on Melnea Cass Blvd. in Roxbury. Stephen is nearing completion of a new 89 room boutique hotel in Sarasota, FL. For this project Stephen designed the building and all of the interiors.

In addition to practice, Stephen taught design and drawing at several institutions, including Northeastern, Cornell, Rhode Island School of Design, the University of Texas at Austin and Yale University. Most recently, he taught an upper level design studio at Syracuse University. The option studio used video as the primary means of exploration and communication. Currently, Stephen is an Adjunct Professor at the New England School of Art and Design.

Finally, Stephen was the creator, executive producer and host of the acclaimed public television series called "Cool Spaces: The Best New Architecture". Season 1 of this landmark series debuted nationally on PBS in early 2014. www.coolspacestv.com

Stephen received his architecture degree from Harvard.

National Design Awards

Fast Company's 2019 Most Innovative Companies

Cooper Hewitt National Design Award

ASLA Design Medal. American Society of Landscape Architects

American Architecture Prize

The Prudential Plaza at 888 Boylston

American Architecture Prize

Chicago Botanic Garden: Regenstein Learning Center

Harvard University's Veronica Rudge Green Prize

Chongae River Restoration Project

Architizer A+ Award

140 West Exhale Plaza

American for the Arts Honor Award

Miami Jackson Healing Garden

Waterfront Center Design Excellence

Chongae River Restoration Project

Architizer

Groundbreaking Firm

General Services Administration Design Honors

U.S. Federal Courthouse

Tucker Design Award

Boston Children's Hospital

Pinnacle Award of Excellence

Longwood Entry

International Federation of Landscape Architects

Excellence in Design Award

ASLA National Honor Awards

Chicago Botanic Garden: Regenstein Learning Center

Crown Sky Garden; Ann & Robert H. Lurie Children's Hospital

Chongae River Restoration

Farrar Pond Residence

LG Research Center

about mikyung kim design

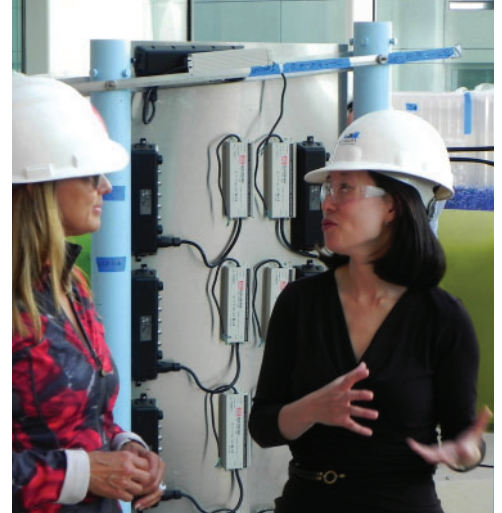
Over the course of two decades, Mikyoung Kim Design has crafted an exceptional body of work that redefines the discipline of landscape architecture. The firm's award-winning portfolio creates a fresh, distinctive approach — one that reveals and weaves together the art and science of landscape architecture. In the city, the studio's work celebrates the transforming conditions of water and light to create memorable destinations.

A hallmark of Mikyoung Kim Design's work is the integration of community voices throughout the design process. From the design of urban plazas, playgrounds, healing gardens, amphitheaters, and interactive elements, the studio's design ideas emerge from the neighborhood and its history. Our work has brought together diverse demographics and socio-economic neighborhoods to create a civic destination that is whimsical and transformative.

Our work is inspired by the unique aspirations of the community. Each project reflects the complex cultural identity of each neighborhood, creating civic spaces that celebrate the transforming nature of the cities, both culturally and ecologically. From day to night, wet to dry, and season to season, Mikyoung Kim Design creates a vibrancy that enlivens communities and celebrates the collective human experience.

Mikyoung Kim Design functions as an idea lab; it is a think tank of innovative landscape architects, architects, graphic designers, and artists. As a multi-disciplinary office, our ideas emerge through a responsive and collaborative approach that imagines possibilities across disciplines.

Mikyoung Kim Design, LLC
119 Braintree Street, Suite 103
Boston, MA 02134
T: 617-782-9130
F: 617-782-6504
www.myk-d.com



Mikyoung Kim FASLA

Founding Principal



Registrations

Massachusetts, Connecticut,
Illinois, Maryland, Missouri
New York, North Carolina, Pennsylvania,
Rhode Island, Texas, and Virginia

Education

Harvard Graduate School of Design
Masters in Landscape Architecture

Oberlin College and Conservatory
B.A. Sculpture and Art History, Minor in Music

Mikyoung Kim is the founding principal of Mikyoung Kim Design. For over two decades, Mikyoung has crafted an exceptional body of work that explores the intersection of art and science, defining the art of ecology and restorative experience. Her firm functions as an idea lab, a think tank of innovative landscape architects, architects, graphic designers, and artists. As a multi-disciplinary office, their ideas emerge through a responsive and collaborative approach that imagines possibilities across disciplines.

In 2018, Mikyoung received both the National Design Award from Cooper Hewitt and the Design Medal from the American Society of Landscape Architects (ASLA). Mikyoung was named as an AD Innovator by *Architectural Digest* and has been awarded over fifty national and regional design excellence awards from leading organizations such as the ASLA and the American Institute of Architects (AIA). Her work is part of the Smithsonian Museum's "American Voices Collection." Mikyoung is an Olmsted Scholar and a recipient of the Veronica Rudge Green Prize and the Jacob Weidenman Prize from the Harvard Graduate School of Design.

Mikyoung is currently a commissioner for Boston's Civic Design Commission, appointed by Mayor Martin Walsh. She has served on numerous juries including the design jury for the American Academy in Rome, the ASLA Council of Fellows, and the Heinz Award for the Arts and Humanities. She has been a guest lecturer internationally and has spoken at the Yale University School of Architecture, Stanford University, The Chicago Art Institute, and the National Building Museum. Her work has been highlighted in numerous publications, including *The New York Times*, *The Washington Post*, *The Guardian*, *Architectural Record*, *Dwell* magazine, *Surface* magazine, *National Geographic*, and *The Chicago Tribune*. Mikyoung has taught at the Harvard Graduate School of Design and is a Professor Emerita at the Rhode Island School of Design, where she received the Dean's Leadership Prize when she was Chair.

Bryan Chou
Associate Principal



Registration
Massachusetts

Education

2009
Rhode Island School of Design
Master of Landscape Architecture

2002
University of Washington
Bachelor of Arts
Community and Environmental Planning

Bryan Chou is an associate principal and design lead at Mikyoung Kim Design, where he is an integral part of the firm's design delivery team. Under Bryan's leadership, the firm's cross-disciplinary design process has been guided by a research-based ideology merging the science and art of landscape architecture. Over the past decade, he has planned and designed landscapes in the U.S., the Middle East, and East Asia, focusing on the impact of civic space in our cities.

Collaborating with Mikyoung, he has led design for the Prudential Plaza and Eataty Roof Terrace, Boston Children's Hospital Green Master Plan and Brookline Place Master Plan, the Boston University Theatre Plaza, the Children's National Health System Campus Plan, the Tanja Waterfront Development in Tangier, Morocco and the 515 West 18th Street Development in New York City. The projects he has overseen have received numerous awards from the ASLA, the AIA, and *Architizer*.

Prior to joining MYKD, Bryan was a long-range planning researcher at the City of Federal Way in Washington and superintendent of site construction at M & G Construction. He is a registered Landscape Architect and holds a masters in landscape architecture from the Rhode Island School of Design and a bachelors in Community and Environmental Planning from the University of Washington.

Bryan has taught at the Harvard Graduate School of Design and has been a frequent guest critic at the Rhode Island School of Design. He has presented at numerous conferences, including the Greater and Greener Parks Conference and Cooper Hewitt's Design Fair. Bryan is active in the local and national design community and has served as a jury member for the Philadelphia Airport Image Maker Competition. He is currently serving as a member of the 2018-19 Urban Land Institute Pathways to Inclusion Cohort and will serve as a juror in the Boston Society of Landscape Architects' 2019 awards program.



TESLA SOLAR



The Exchange at Prudential Center

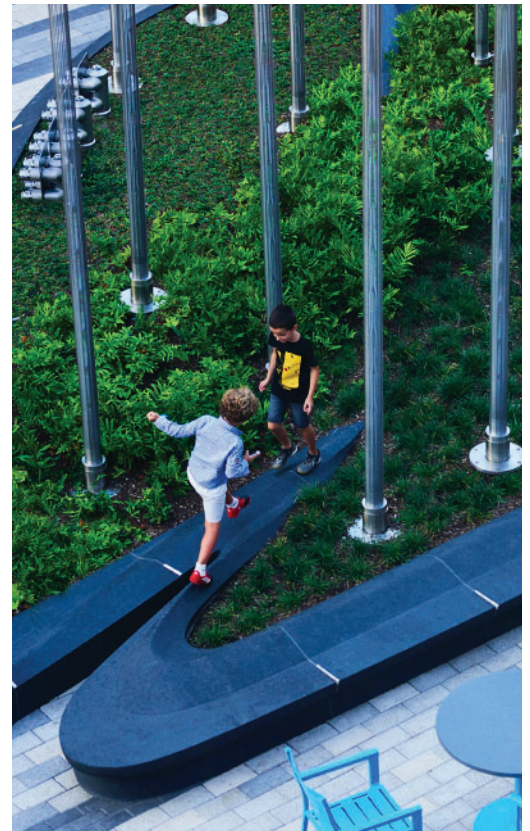
Boston, Massachusetts

Located in the heart of Boston's Back Bay, between the Mandarin Hotel and the Hynes Convention Center, this sustainable mixed-use building stands as the highest-performing office building in New England, and one of the highest-performing in the country. The plaza is an ecologically self-sustaining microcosm using the energy generated from the building's wind turbines to power the landscape. Stormwater is collected on all of the roofscapes and used to irrigate the plant material on site. This urban plaza provides access to a series of different entrances, including the new 888 Boylston office tower, the Eataly Food Court and the existing Prudential Retail Arcade. The Plaza also serves as a gathering space that functions to provide flexible programming, from weekly concerts to annual sports celebrations.

The plaza consists of a series of sculpted planters and a grove of stainless steel wind vanes. The planters are designed to rise out of fluid paving bands and are sculpted to create multiple seating opportunities within the plaza. The wind vanes feature color-changing lights that are programmed to a weather sensor, highlighting the wind intensity on the site. The lights change color based on the intensity of the wind to reflect real-time wind data in the form of a colorful light show.



PIER 5 | BOSTON, MA







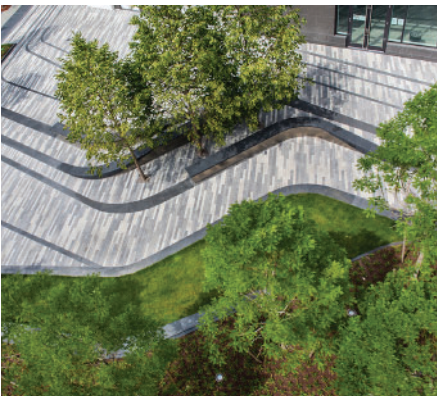


Pier 4 Seaport Plaza

Boston, Massachusetts, USA

Pier 4 is a civic plaza located in the heart of Boston's thriving Seaport Innovation District. The development of the mixed-use tower includes a cultural space and plaza that provides a home to the Society of Arts and Crafts. The plaza also serves as an important connector between other adjacent civic and cultural institutions, the Institute of Contemporary Art and the Seaport World Trade Center. The design brings a front porch to the Society of Arts and Crafts and hosts numerous cultural institutions' programmed events and activities, including dining events, performances and large gatherings.

The design of the plaza uses contemporary granite and stainless steel seating elements and planters that rise and recede back into the paving, referencing the ebb and flow of the Boston Harbor. The benches become a theatrical element at night, with LED lighting that emanates from within the benches, passing through custom-perforated stainless steel panels to create a colorful display of patterned lights on the ground plane. The fluid and kinetic lines of the paving are inspired by the hidden urban infrastructure below and reference the historical railway tracks that once defined the site. The design celebrates this layered history and the proximity to Boston's waterfront.



I.4

LANDSCAPE / MIKYOUNG KIM DESIGN





GENERAL CONTRACTORS / URBANICA CONSTRUCTION



URBANICA CONSTRUCTION

URBANICA Construction is the construction division of Urbanica, Inc. Urbanica Construction, LLC offers a range of services from cost estimation to construction management.

Past projects where Urbanica Construction acted as General Contractor include:

- D4 Condominium, South End, Boston, MA
- 226-232 Highland Street E+ Townhouses
- 74 Highland Street Energy Efficient Townhouses
- six9one Residences, South End, Boston, MA
- 50 Bow Street, Somerville, MA
- Engine 1 Condominiums, Belmont, MA
- 100 Pearl Street Artist Lofts, Chelsea, MA

Currently, Urbanica Construction is the General Contractor of:

- Parcel 9: Melnea Residences, Roxbury, MA
- Parcel U Phase B, Jamaica Plain, MA
- 90 Antwerp Street, Brighton Boston MA

ABOUT US



Maloney Properties, Inc. opened for business on May 1, 1981, to provide professional property management services to community-based housing owners who are committed to the interests and well-being of the resident population that the housing serves. Since then, Maloney Properties has emerged as a leading women-owned firm working in communities throughout New England.

Our executive staff works collaboratively with each client to achieve their goals while providing excellence in property and asset management. Our highly qualified team of professionals will work closely with you to understand your objectives and execute a plan to achieve them. In our long term relationships with our clients these goals have grown, changed and shifted over time. What has remained constant is our commitment and our standard for excellence.

Our work in the multifamily housing business is well known and respected. We pride ourselves on the ability to think creatively, create lasting partnerships, and bring excitement to both new and existing projects.

We are proud of our diverse of over 400 employees, 52% of whom are Asian, African-American, and Latino we are able to provide management services that reduce or eliminate cultural and linguistic barriers. Maloney Properties is a certified Women Business Enterprise (WBE). In addition, 20% of the company is minority-owned.

LEADERSHIP

Maloney Properties, Inc. is owned by five principals, Janet Frazier, Michael Frazier, Diana Kelly, Celeste Vezina and Kathy Luce all of whom have over thirty years of experience in the industry and play an active role in the company. The Managing Board of the firm includes four additional principals, Lynn Delidow, Mark Kelly, Sue Johnson and Joseph Salvia, who serve as regional managers and provide supervision and mentoring to emerging leaders.



JANET FRAZIER, President | Chief Executive Officer

Ms. Frazier is the President/CEO of Maloney Properties, Inc. and a founding partner of the firm. Ms. Frazier oversees the operation of the Management Company as well as thousands of units of housing including rental housing developments, condominiums and cooperatively owned properties. Ms. Frazier has served first as Chief Operating Officer in 1981, and then as President/CEO since 2000.

Ms. Frazier is a licensed real estate broker and a member of the Institute of Real Estate Management and the Greater Boston Real Estate Board.

Ms. Frazier serves on the Boards of Directors for the Franklin Square House Foundation and the Metro Housing Boston.



MARK KELLY, CPM, Vice President | Principal in Charge

Mr. Kelly is a Vice President and Regional Manager responsible for a large portfolio of market, mixed use and mixed income housing in Boston. He also has managed the turnaround of two large lodging facilities (a hotel and a hostel) which are currently included in his portfolio. Mr. Kelly serves on the Maloney Properties, Inc. Board of Directors.

Mr. Kelly specializes in marketing large mixed use properties and in repositioning poor performing properties. Mr. Kelly began his career in Property Management in 1990 with a firm acquiring, renovating, marketing and managing condos and their associations. He is a licensed Real Estate Broker.



LYNN M. DELIDOW, Regional Manager

Ms. Delidow currently oversees a large tax credit portfolio including family and elderly housing totaling over 1,300 units.

She holds a Master's in Social Work from Boston University. Ms. Delidow serves on the Maloney Properties, Inc. Board of Directors and Chairs the Employee Training and Development Committee.

Ms. Delidow has overseen multi-million-dollar rehabilitation programs, including those with extensive resident relocation. Her ability to work with managers,



contractors, architects, and others involved in facilities management has led to the successful on time completion of many rent up projects.

Ms. Delidow has successfully worked with our clients to serve residents living in urban settings in a variety of developments. These developments serve diverse resident populations, with multiple subsidy layers, and varied ownership structures. She is a dynamic leader who successfully oversees management teams that consistently exceed our clients' expectations.

The most recent developments added to Ms. Delidow's portfolio are those serving families, veterans and those with special needs. The commitment and attention given to the details, from the rent-up process, integration of resident programming, and hiring staff have led to the creation of cohesive, caring, and thriving communities.



DEBBIE PILTCH, Director of Compliance

Ms. Piltch joined Maloney Properties in 2002 and is a nationally recognized expert in Low Income Housing Tax credits, fair housing and housing operations. She provides a consistent source of program information for on-site and senior staff. She supervises the Compliance Department staff, who work closely with the state monitoring agencies during site audits and prepares all responses to the agencies. Ms. Piltch supervises the Section 504 Coordinator and is responsible to ensure that all requests for reasonable accommodations are handled appropriately.

Prior to joining the firm, Ms. Piltch operated her own consulting business that provided technical assistance and training to government and private entities on their rights and responsibilities in relation to civil rights and housing laws. She has a national reputation in the field of housing and disability discrimination law and is consistently sought after as a consultant by housing organizations and other management companies.

Ms. Piltch has worked extensively with the National Affordable Housing Management Association (NAHMA). She co-authored that organization's training program on occupancy issues, re-wrote its training program on fair housing issues, serves as a trainer for its members on the latter, and was awarded an Honorary NAHP by this organization for her contribution to the housing industry. Ms. Piltch has received numerous awards throughout the housing industry including the Spectrum Lifetime Achievement Award.

Ms. Piltch is a member of the Massachusetts Bar Association.



JONATHAN DIFFENBACH, Affordable Housing Sales & Leasing Director

Mr. Diffenbach joined Maloney Properties in 2008 and currently manages the Brokerage Division. Mr. Diffenbach has an extensive background in real estate marketing, sales and rental programs and is an expert on the BPDA and DND Affordable Housing Programs. He has successfully worked with developers for over 12 years on affordable housing lotteries.

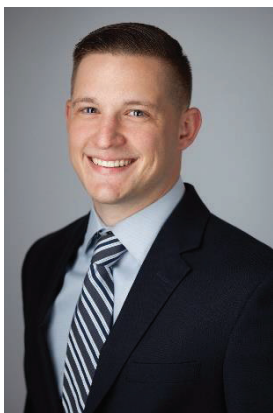


MICHELLE PRUNIER, Assistant Director of Compliance

Ms. Prunier has over 20 years of experience in the property management industry. In that time, she has served as a Property Manager, Asset Manager for MassHousing's HUD PBCA contract, and for the past 15 years as the Assistant Director of Compliance for Maloney Properties, Inc. In her capacity as Assistant Director of Compliance, Ms. Prunier is responsible for the evaluation and monitoring of properties to assure compliance with applicable affordable housing programs.

Ms. Prunier has an extensive knowledge of HUD regulations inclusive of HUD's Handbooks and Notices, LIHTC regulations inclusive of Section 42 of the Internal Revenue Code and State Agency procedural manuals, as well as HUD, LIHTC, MassHousing and MA DHCD compliance. She also keeps current on all changes in national and regional affordable housing directive systems, including regulations, and works closely with the Director of Compliance to develop and implement necessary updates to program-specific policies and procedures. Ms. Prunier assists in the distribution of this information to all staff. In addition, Ms. Prunier actively provides consulting services to Owners and Agents on compliance matters on behalf of Maloney Properties, Inc.

Ms. Prunier is certified by Spectrum and holds the C10P designation. She is also a certified Executive Level National Affordable Housing Professional (NAHP-e) by the National Affordable Housing Management Association (NAHMA), where she is an active member on the Education and Training Committee and represents Maloney Properties, Inc. as an Executive Member. In addition, she has received the Registered Housing Manager (RHM) designation through the National Center of Housing Management (NCHM).



JOHN COSTELLO, Affordable Housing Manager

Mr. Costello joined MPI in 2013 in our property management division. He worked closely with the BPDA, DND and City of Boston Fair Housing Commission in mastering the complex affordable housing lease up process. Mr. Costello has a proven ability to successfully lease up developments within a stringent timeline that result in success. He has overseen several hundred affordable housing rental and for sales lease ups.

Mr. Costello has developed an excellent reputation for his diligence and careful oversight and adherence to various subsidy and affordable housing restrictions with the City of Boston and state agencies.

Mr. Costello is a Licensed Real Estate Agent with the Greater Boston Real Estate Board.

SERVICES & EXPERTISE

REGULATORY COMPLIANCE



Maloney Properties, Inc. (MPI) has extensive experience working with federally and state financed housing. The firm has more than 37 years' experience working with HUD and the Section 8 Program, Section 202, Section 223f as well as the Section 8 voucher program. In addition to working with HUD, MPI has extensive experience working with state agencies, investors and funders. A number of the properties in our portfolio receive the benefit of the Low Income Housing Tax Credit program (LIHTC). As a result, we are well-versed in implementing and maintaining compliance with the LIHTC program to ensure full compliance and eligibility.

We currently manage more than 5,000 units participating in the Low Income Housing Tax Credit program. On an annual basis, we attend training workshops on the mechanics of the program and comply with the regulations, which govern it.

Maloney Properties takes great pride in the reputation we have developed within the industry as having the highest compliance standards. Our in-house compliance team is an integral part of our management package and is incorporated into every part of the regulatory management of our communities. The compliance team reviews every move-in file, provides on-site support and file review prior to regulatory inspections and conducts intensive training for all staff members on topics such as; tax credit compliance, fair housing, EIV, HUD 4350.3, reasonable accommodations, and WISP (security of personal information).

Our compliance department is frequently hired by other management firms, and housing authorities to provide expertise and consultation around compliance and marketing programs.



INFORMATION TECHNOLOGY

Under the direction of Matt Rodriguez, the Information Technology Department at Maloney Properties, Inc. (MPI) is committed to pursuing, installing, and maintaining a system of competitive and innovative technological intelligence. The IT team provides extensive expertise and technical services to the management portfolio at MPI, acting at the forefront of innovation to install reliable and safe operating procedures as well as to pursue advances in software and hardware technology.

Currently, MPI's management team conducts its operations with the help of Yardi Voyager, a fully integrated web-based property management system that streamlines several of the processes integral to the daily functioning of sites, including unit and project-based subsidies, low income housing tax credits, market rate and commercial properties, and other processes such as Waitlist and Maintenance Management. When investigating potential new software and systems, IT works to ensure that they are reliable, accurate and cost-effective. Some examples of such recent innovations include check, document and invoice scanning, and handheld devices for maintenance workers.

Development Name	Total Units	Programs Used
Oak Terrace Boston, MA	88	Tax Credit / Section 8
Olmsted Green Mattapan, MA	22	DND
One Gurney Street Roxbury, MA	40	Tax Credit
Parson Village* Easthampton, MA	38	Tax Credit
Pawtucket CFDC Pawtucket, RI	254	Tax Credit / HOME / NOP
Penniman on the Park Allston, MA	6	BPDA Inclusionary Zoning
Penny Savings Bank Boston, MA	2	BPDA Inclusionary Zoning
Pine Meadow Apartments Middlebury, VT	30	Tax Credit / Section 8
Portside at East Pier East Boston, MA	43	BPDA Inclusionary Zoning
Presidential Gardens Bradford, MA	200	Section 8
Project Place Boston, MA	14	McKinney / MRVP / HOME / HIF / AHTF
Residencia Betances Boston, MA	11	Section 8
Riley House Hyde Park, MA	40	HUD PRAC 202
Robert L. Fortes House Boston, MA	44	Tax Credit / Section 8
Rockland Street Roxbury, MA	40	HUD PRAC 202 / Section 8
Rollins Square Condominium Boston, MA	184	Tax Credit / Section 8 / BHA / HOME
Rose Hill Manor Billerica, MA	41	HUD PRAC 202

Development Name	Total Units	Programs Used
Roxbury Crossing Senior Building Roxbury, MA	40	HUD PRAC 202 / HOME
Rutherford Landing Charlestown, MA	2	BPDA Inclusionary Zoning
Skyline Apartments Braintree, MA	240	MRVP / BHA
South End Apartments Boston, MA	28	Tax Credit/Section 8
Southgate Apartments Worcester, MA	25	Tax Credit / Section 8 / HOME
St. Cecilia's House Boston, MA	123	HUD PRAC 202
St. Francis House * Boston, MA	56	Section 8
St. Helena's House Boston, MA	75	HUD PRAC 202 / Section 8
St. Joseph Hall Watertown, MA	25	Tax Credit/ Project Based Section 8/ CBH
St. Joseph's Apartments Lowell, MA	15	HUD PRAC 202
St. Mary's Apartments, Inc. Waltham, MA	70	HUD PRAC 202
St. Mary's Plaza Lynn, MA	99	HUD PRAC 202
St. Theresa House Lynn, MA	32	HUD PRAC 202
Starboard Charlestown, MA	11	BPDA Inclusionary Zoning
Strada 234 Boston, MA	20	BPDA Inclusionary Zoning
Strada 234 * Boston, MA	20	BPDA Inclusionary Zoning
Sunset Lofts Mission Hill, MA	7	BPDA Inclusionary Zoning

Development Name	Total Units	Programs Used
Symphony Court Boston, MA	2	BPDA Inclusionary Zoning
Telford 180 Allston, MA	5	BPDA Inclusionary Zoning
Tent City Apartments Boston, MA	269	MRVP / Section 8 Vouchers
The Boulevard Boston, MA	5	BPDA Inclusionary Zoning
The Carillon Boston, MA	2	BPDA Inclusionary Zoning
The Radius Brighton, MA	17	BPDA Inclusionary Zoning
The Victor Boston, MA	11	BPDA Inclusionary Zoning
Thread Hyde Park, MA	4	BPDA Inclusionary Zoning
Tilia Jamaica Plain, MA	3	BPDA Inclusionary Zoning
Trac 75 Allston, MA	11	BPDA Inclusionary Zoning
Tremont Village Boston, MA	20	Tax Credit
Triangle Rental Apartments Lowell, MA	26	Tax Credit / Section 8 / HOME
Unity Place Lowell, MA	23	HOME / Tax Credit
Upham's Corner Apartments Dorchester, MA	36	Section 8 / Tax Credit / HOME
Upsala Street Elder Apts. Worcester, MA	50	HUD PRAC 202
Victoria Apartments Boston, MA	190	Section 8 / Tax Credit / HOME
Viridian* Fenway, MA	38	BPDA Inclusionary Zoning

Development Name	Total Units	Programs Used
Viviendas Apartments Boston, MA	181	Section 8 / Tax Credit / HOME
Walter Huntington Apartments Mission Hill, MA	5	BPDA Inclusionary Zoning
Warren Avenue Apartments Boston, MA	30	Tax Credit / Section 8 / Section 236 / HOME
Warren Green Charlestown, MA	2	BPDA Inclusionary Zoning
Waterstone at the Circle Brighton, MA	12	BPDA Inclusionary Zoning
Waverley Woods / Affirmative Investments Belmont, MA	40	Tax Credit
Welcome Home Apartments Haverhill, MA	27	Tax Credit
West End Place Boston, MA	183	Tax Credit / Section 8 / HOME
Wilder Gardens Dorchester, MA	61	Tax Credit / Section 8 / HOME
Winter Gardens Quincy, MA	24	Section 8/ HOME/ Tax Credit
Woonsocket / A Prospering Community Woonsocket, RI	43	Tax Credit / Neighborhood Opportunities Program (NOP)
Woonsocket / Building the Dream Woonsocket, RI	19	Tax Credit / Neighborhood Opportunities Program (NOP)/ PSH
Woonsocket / Reclaiming the Vision Woonsocket, RI	44	Tax Credit
Woonsocket / Securing the Future Community Woonsocket, RI	46	Tax Credit
YWCA/Clarendon Residences Boston, MA	129	HOME/ CEDAC / HIF / CDBG / McKinney Funds
YWCA/Hotel 140 Boston, MA	55	N/A

PROVERB AGENCY

INFORMATION PACK



HERE'S WHY YOU SHOULD CARE ABOUT BRANDING

IT'S NOT EASY TO CREATE A GREAT PLACE.

There's construction, compliances, community perception, architects, interior designers, signage experts, leasing efforts, building codes — and this list barely scratches the surface. When you're juggling that much every day, the last thing you want is some slick agency adding to your to-do list.

WHAT DOES BRANDING HAVE TO DO WITH REAL ESTATE?

When people search for their next perfect place — whether it's an apartment, a restaurant, or a performing arts center — they aren't just looking at amenities, offerings, and dollar signs. They are looking for something to believe in. Something that matches their dreams and values. They're looking for meaningful communities, a sense of connection, and the joy of being part of something bigger than themselves.

BRANDING IS THE POWER TO MAKE PEOPLE BELIEVE.

It's not a logo, or a name, or a website. Your brand is who you are. It's who your customers want you to be. Your brand is your truth. At Proverb, we take your truth and make it simple. Beautiful. Experiential. We find your truth and turn it into a story.

If you're wondering why storytelling matters in place-making, well, it's the difference between signing up for a tour and signing a lease. It's the ability to fill a building with fewer touches. It's what makes a brand great.

Great brands can radically change the way we view companies, products, places, and people. And great brands — great places — tell great stories. We'll make sure yours inspires your audience, creates a lasting impact, and makes the world a bit more remarkable.

WE'VE BRANDED OVER 150 MILLION SQ. FT. OF REAL ESTATE.



WHO: Proverb is a place-branding agency focused on building powerful brands and creating a more thoughtful world.



WHAT: Mixed-Use, Multifamily, Retail, Hotel, Office, Restaurant, Medical, Public, Non-Profit, Education, Art, & Community Organizations



WHERE: We work in a variety of markets. Here are some of our favorites: Boston | San Francisco | Miami | Los Angeles | D.C. | Jersey City | Baltimore | Bermuda | Albany | New Haven | Cambridge | Everett | Silver Spring | Alexandria | Dorchester | Bloomfield | Rockville | Weymouth | Charlestown



WORK: Research + Strategy, Brand Identity, Naming, Digital + Environmental Design, Video, Photography, Advertising, Content + Campaigns, Product Design, Print Collateral



WIN! Hatch Awards, Webby Awards, NAHB Multifamily Awards, Bostinno 50 on Fire, IVY Innovator Awards, IC100

Nuts + Bolts

FOUNDED: 1997

OFFICE: 543 Albany Street, Boston, MA 02118

PHONE: 617.266.0965

WEBSITE: proverbagency.com

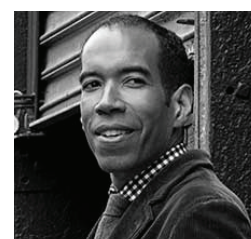
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Director of Client Services
chris@proverbagency.com
617 266 0965 ext. 301



PRINCIPAL: Daren Bascome
Managing Director, Creative Director
daren@proverbagency.com
617 266 0965 ext. 301

Who We Are

Our firm was founded in 1997 after years of creative leadership with top agencies. It has always been our belief that smart, engaging design has the power to transform businesses, brands, and the world around us. Our team is fluent in brand and market strategy, identity and naming, interactive design, environmental design, and communication design.

At our core, we are storytellers working to create effective design solutions. We uncover essential truths about your audience, project, place, competition, and culture—then turn those insights into an articulate brand identity that excites the communities you serve.

Every customer interaction conveys something about your brand, and we use design to ensure that each brand touchpoint reinforces your values, establishes your identity, and builds brand loyalty.

How We Work

We take a long-term, strategic approach to developing and enhancing brands; we collaborate with our clients to position them in the marketplace and create a cohesive set of communication systems based on strategic thinking, creative design, and sound execution.

We work in conjunction with our clients, effectively becoming part of their in-house team. Our principals—two design professionals with extensive experience and varied backgrounds—provide hands-on creative direction and are available to our clients when needed.

Along with our principals, each team includes at least one senior designer, senior copywriter, and senior strategist. All decisions are made in-house as a group, then communicated to our clients via online communications, team meetings, and conference calls.

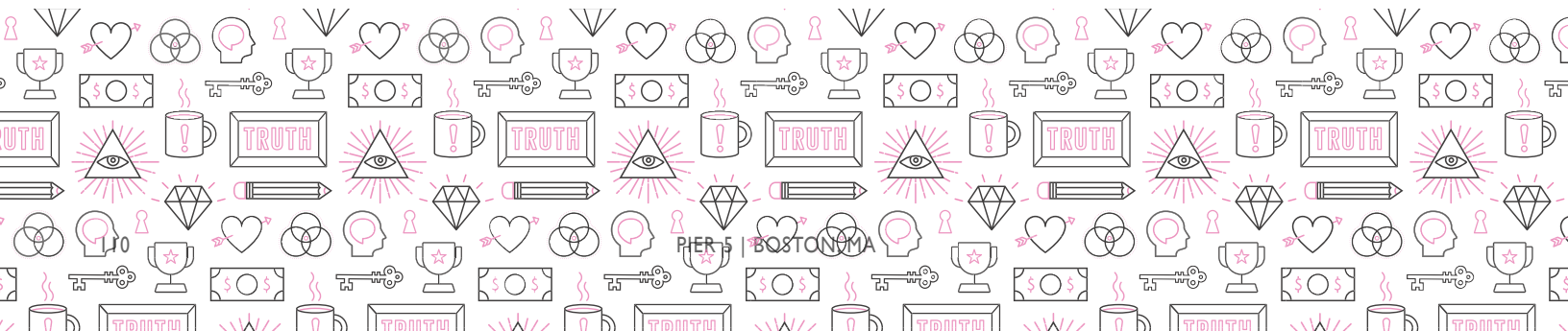
Our team dynamic is organic and collaborative; we know how to use each other's strengths to create the best possible team for each of our clients.

Management

A successful project depends on practical and reliable project management. While our principals always participate in and oversee a project, your account will have a dedicated project manager—meaning you can always communicate with someone in the office.

Our account managers are dedicated and experienced individuals who understand how to take a project from start to finish with clarity, efficiency, and transparency. They are excellent communicators and collaborators, have effective and pragmatic problem-solving skills, and can identify possible issues before they arise.

Account managers keep detailed notes of all in-person meetings and conference calls, and can share these when needed. We're always ready to send progress reports or set up status calls to discuss process, budget, schedule, and real-time creative updates.



1.6

CONSULTANTS / AFFIRMATIVE MARKETING



Victoria L. Williams

Victoria L. Williams was born and raised in Boston, MA. She had served as the Director of the City's Office of Civil Rights, which was created in 1995 as a human rights umbrella agency to promote fair treatment and equal access for all persons living and working in Boston.

The Office of Civil Rights (OCR) is responsible for enforcing and coordinating all anti-discrimination ordinances in the City of Boston. OCR has oversight in the areas of fair housing, discrimination in public accommodation, disability rights and access and community relations.

In her capacity as Civil Rights Director, she also serves as the Executive Director of the Boston Fair Housing Commission (BFHC) where she was responsible for successfully shepherding a Home Rule Petition, seeking enforcement powers through the State Legislature which sought to make Boston's law substantially equivalent with the federal fair housing law. In addition to a strong investigations and enforcement program, the Boston Fair Housing Commission operates a number of programs designed to affirmatively further fair housing which together create a comprehensive approach to addressing issues of fair and equal access to housing opportunity in Boston. The BFHC is the lead entity overseeing the development and implementation of the Analysis of Impediments to Fair Housing Choice in Boston.

Victoria has held a number of senior level management positions with the City over more than 30 years until her retirement in July 2012, including Assistant Commissioner of the Assessing Department, and Assistant Commissioner of Parks and Recreation Department.

Ms. Williams also serves as Commissioner, Trustee, and Chairperson on a number of prestigious Boards, Trusts, and Committees whose work impacts on the quality of life of Boston's low and moderate income residents.

CONSULTANTS / HISTORICAL BUILDINGS CONSULTANT

Historic Boston Inc. (HBI): Organizational Description and Experience

Historic Boston Incorporated (HBI) redevelops at-risk historic buildings in order to help Boston's neighborhoods thrive.

With the ability to devote its own technical and financial resources to projects, attract capital from conventional lenders and philanthropic sources, and utilize state and federal tax credit programs, HBI continues to be a patient non-profit investor and developer in the preservation and re-use of important historic buildings that the market has disregarded.

Founded in 1960 to save Downtown Boston's Old Corner Bookstore building, HBI has redeveloped dozens of historic buildings throughout Boston's neighborhoods. Its most recent projects include

- the \$2.5 million redevelopment of the **1859 Eustis Street Fire House in Nubian Square**, Boston's oldest remaining fire house structure, for two non-profit office suites, including HBI's new headquarters (2011);
- the \$5.8 million rehabilitation of the **1875 Hayden Building in Chinatown** into four market rate apartments and a retail space (2013);
- the \$3.8 million restoration of the **1834 Alvah Kittredge House**, a Greek Revival period mansion in Roxbury's Highland Park for Affordable Housing (2014);
- the \$1.4 million redevelopment of the **1868 Vertullo Building in Hyde Park** for five small businesses and four apartments.
- the \$4.8 million rehabilitation of the **1911 Roslindale Substation** in Roslindale Village as a restaurant/bar space (2017).
- the \$3.7 million transformation of the **1786 Fowler Clark Epstein Farm in Mattapan** for a demonstration farm and training center for the Urban Farming Institute of Boston (2018);
- the \$1.9 million rehabilitation of the **1912 Upham's Corner Comfort Station** for the Comfort Kitchen, a community café and pop up restaurant in Dorchester scheduled to open in the summer of 2020.

HBI typically plays the role of at-risk developer of historic properties that the market has disregarded and that for-profit developers would find impossible to undertake. HBI will acquire a property, rehabilitate it and sell its interest in the asset after placing a preservation easement on the property. Proceeds from sales are reinvested in new projects.

By charter, HBI works only within the municipal boundaries of the city of Boston with focus on protecting historic places and strengthening urban neighborhoods.

HBI has four staff skilled in real estate finance and development and historic preservation. Its Board of Directors is made up of 15 individuals who represent various segments of preservation, development or community interests.

Joseph D. Feaster Jr., Esq., President
Feaster Enterprises
51 Elmore Street # 3
Roxbury, MA 02119



cell 781.408.1425 • office 617.723.0400 • jfeaster@mckenzielawpc.com

PROFILE

Accomplished leader and lawyer with over 40 years of successful experience in the public and private sectors. Passionate about community service and have served on and led many non-profit Boards of Directors. Extensive experience managing people, moving organizations forward, and facilitating community processes. A certified mediator who is exceptionally skilled at managing large scale projects, resolving disputes, and negotiating between parties to find common ground and solutions. Excellent understanding of complex organizations, community based non-profits, health care, real estate, banking, zoning and licensing.

LEGAL / MANAGEMENT EXPERIENCE

- | | | |
|---------------------------------------|---|----------------------|
| 1998 - present | McKENZIE & ASSOCIATES, P.C.
Counsel
Represent numerous community development corporations, developers, and individual buyers and sellers in the areas of real estate, contracts, zoning and licensing.
<ul style="list-style-type: none"> • Successfully represented community development corporations in numerous projects costing in excess of \$10 million. • Serve as the court-appointed Receiver for a community health center. | BOSTON, MA |
| 2012-2013 | TOWN OF STOUGHTON
Interim Town Manager
Managed a town government with a budget more than \$80 million and over 300 employees. | STOUGHTON, MA |
| 1995 - 1996 | BOSTON HOUSING AUTHORITY
Interim Administrator
Oversaw the day-to-day management of one of the largest public housing authorities in the country with a staff of over 1000 employees and a combined annual operating and capital budget exceeding \$300 million.
<ul style="list-style-type: none"> • Led the planning of two HOPE VI developments, Orchard Gardens in Roxbury and Mission Main in Boston, with a total development cost in excess of \$100 million. • Negotiated 7 out of 8 labor agreements that had gone unresolved for many years. • Restored employee morale by granting long awaited salary adjustments and instituting programs that created an environment of listening, communicating, taking action and trust. • Enhanced relationships between the BHA and tenants/tenant organizations by regularly meeting with tenants, addressing their concerns, and improving response times and service. | BOSTON, MA |
| 1994 -1995
1996-2005 | CITY OF BOSTON BOARD OF APPEAL
Member and Chairman
Appointed by the Mayor and served as Chairman for 3 years of Board that issues variances throughout the city based on Boston's zoning code. | BOSTON, MA |

- 1990 - 1993** **MASSACHUSETTS COMMUNITY & BANKING COUNCIL** **BOSTON, MA**
President
 Oversaw the coordination of the Community Reinvestment Act (CRA) and Home Mortgage Disclosure Act (HMDA) activities between banks and community groups throughout the state. Worked with 18-member Board of Directors, senior banking and community representatives, government officials, and the media.
- Improved consumer complaint resolution by designing and administering a dispute resolution program for borrower complaints against lenders.
 - Developed effective CRA products including banking accounts without fees for low income and elderly customers, an education program for first time homebuyers, and various mortgage products.
- 1985 - 1990** **MASSACHUSETTS TURNPIKE AUTHORITY** **BOSTON, MA**
Acting Director of Real Estate; Deputy Director of Real Estate
 Managed the MTA's real estate holdings, its leased properties, and the Emergency Service Department. Advised senior staff on all real estate matters.
- Assisted in negotiating a long-term lease for the installation of fiber-optic cables worth millions of dollars over the life of the contract.
 - Assisted in developing and implementing an RFP process for leasing the 11 gas stations and food service areas on the turnpike, providing millions of dollars in revenue annually to the MTA.
- 1983 - 1985** **EXECUTIVE OFFICE OF ADMINISTRATION & FINANCE** **BOSTON, MA**
Assistant Secretary and General Counsel
 Provided legal analysis, opinions, and advice to the Secretary and the Governor's Executive Office. Supervised three departments, including the MCAD and Affirmative Action offices. Coordinated diversity issues with the Governor's Counsel. Interacted with the legislature and other secretariats within the Executive Branch.
- Negotiated and co-drafted significant Executive Orders for the Governor.
 - Played an instrumental role in implementing the Governor's initiatives and working with external constituencies to advance the Governor's initiatives.
- 1979 - 1983** **PRUDENTIAL INSURANCE CO.** **BOSTON, MA**
Associate and Assistant General Counsel
 Excelled at providing legal analysis and opinions to company departments and advised senior management on legal/policy issues.
- 1975 - 1979** **NATIONAL LABOR RELATIONS BOARD** **BOSTON, MA**
Attorney
 Successfully investigated, litigated or favorably settled 100% of cases.
- CONSULTING EXPERIENCE**
- 1999 - present** **NORTH AMERICAN MANAGEMENT** **BOSTON, MA**
Project Manager
 Provide technical expertise to federal, state, and local government organizations in the areas of public housing, housing development, public finance, economic development, public and private investment strategies and corporate procedure development.
- Assisted HUD in the development of an assessment for evaluating public housing authorities.

- 1999 - 2016** **VICTORY GROUP, INC.** **BOSTON, MA**
Senior Vice President
Registered legislative and executive branch lobbyist in Massachusetts.
- Successfully preserved or secured additional public funding for several clients.
 - Developed significant relationships with local community leaders, executive and legislative branches of the Commonwealth, and members of the U.S. Congress.
- 1985 - present** **FEASTER ENTERPRISES** **BOSTON, MA**
President
Provide board member development for and real estate and zoning expertise to community based organizations.
- Facilitated community processes for procuring sites for 2 of the 3 newly constructed public middle schools in the City of Boston, and for numerous real estate developers throughout the city.
 - Developer of the former “Tree of Life” site in the South End with Schochet Associates

COMMUNITY LEADERSHIP

Current

- Chairman, Urban League of Eastern Massachusetts
- Co-Chair, My Brother’s Keeper Boston
- Board Member, Massachusetts Association for Mental Health, Inc.
- Advisory Council, Samaritan’s Inc.

Past

- President, NAACP Boston Branch
- President, Northeastern University School of Law Alumni Association
- Co-Chair, Steering Committee, Boston Lawyer’s Committee for Civil Rights Under Law
- Co-Chair, Greater Boston Civil Rights Coalition
- Chairman and Board Member Emeritus, Dimock Community Health Center Board of Directors
- Chairman, Boston Enhanced Enterprise Community Advisory Board
- Speaker of the House, National Association of Community Health Centers
- First Vice President, USO Council of New England, Inc.
- Board of Directors, Massachusetts League of Community Health Centers
- Board of Directors, Whittier Street Community Health Center
- Allocation Committee, United Way of Massachusetts Bay
- Member, Massachusetts Workforce Investment Board
- Member, Massachusetts Black Lawyers Association
- Vice Chair, Neighborhood Health Plan Board of Directors
- Trustee, Southern New England School of Law
- Executive Council Member, Massachusetts AARP
- Board Member, National Lawyer’s Committee for Civil Rights
- Board Member, Health Care For All

EDUCATION

1988	CENTER FOR REAL ESTATE DEVELOPMENT, MIT Minority Developer's Certification	CAMBRIDGE, MA
1984	JOHN F. KENNEDY SCHOOL OF GOVERNMENT, HARVARD Senior Executive Program	CAMBRIDGE, MA
1975	NORTHEASTERN UNIVERSITY SCHOOL OF LAW J.D.	BOSTON, MA
1972	NORTHEASTERN UNIVERSITY B.A.	BOSTON, MA



Luis F. Fernandez, P.E.

Fire Protection Engineering and Code Consulting

Luis F. Fernandez specializes in the design and project management of fire detection, suppression and alarm systems for educational institutions, places of assembly, warehouse facilities, office buildings, data centers, telephone central offices, wireless cell sites, industrial and residential occupancies.

Prior to establishing his own firm in 1997, Luis F. Fernandez worked for engineering consulting firms in the Boston area of Massachusetts and in the Hamden area of Connecticut. Luis F. Fernandez received a Bachelor of Science in Chemical Engineering from Northeastern University and a Master of Science in Fire Protection Engineering from Worcester Polytechnic Institute.

Registrations:

Connecticut
Maine
Massachusetts
New Hampshire
New York
Pennsylvania
Puerto Rico
Rhode Island

Memberships:

American Institute of Chemical Engineers, Member
Fire Prevention Association of Massachusetts Inc., Associate Member
International Code Council, Professional Member
National Fire Protection Association, Member
Society of Fire Protection Engineers, Member

Professional Experience:

1997 – Present Fernandez & Associates, Byfield, MA
1996 – 1997 Bard, Rao + Athanas Consulting Engineerins, Inc., Boston, MA
1994 – 1996 DeCarlo & Doll, Inc., Hamden, CT
1992 – 1994 P.R. Sherman, Inc., Woburn, MA
1988 – 1992 Emerson College, Boston, MA
1986 – 1988 New England Alarm, Burlington, MA



Jamie M. Fay, AICP, CEP

President

Summary

Mr. Fay is the founder and president of Fort Point Associates, Inc., a multi-disciplinary planning and environmental consulting firm. Mr. Fay has been the principal-in-charge and lead consultant for the past 35 years for a variety of master planning, real estate development and public infrastructure projects. Notable public sector projects include the \$2.5 billion Encore Boston Harbor Resort, the \$850 million Boston Convention and Exhibition Center, and the \$14 billion Central Artery/Tunnel project. Private sector projects include over \$4 billion in real estate development for retail, commercial, industrial, residential and institutional uses. Mr. Fay is a member of the American Institute of Certified Planners and a Certified Environmental Planner, the former Chairman and member for 30 years of the Ipswich Finance Committee, Vice President and Trustee of The Boston Harbor Association in Boston for 25 years, Trustee of Boston Harbor Now, and a member of the Public Affairs committee of the National Association of Office and Industrial Properties.

Relevant Experience

Encore Boston Harbor Resort and Casino – Everett, MA

Mr. Fay was the principal environmental consultant for the competitively bid and awarded Region 1 Gaming License for the new \$2.5 billion Wynn Boston Harbor Resort and Casino in Everett, MA. Mr. Fay provided strategic advice on the environmental and land use approvals strategy for the project, including extensive and detailed review of the controversial project through the state MEPA process, development of a “living shoreline” as part of the project site, climate change and resiliency strategy for the facility, preparation and approval of the Everett Central Waterfront Municipal Harbor Plan, local, state and federal permits, all on an accelerated schedule. A total of five environmental legal appeals were filed on this controversial project and all were denied by the courts due to the diligent attention to detail and comprehensive documentation included in filings.

Environmental Assessments, Statewide

Over the past 27 years as president of Fort Point Associates, Mr. Fay has been the primary author of well over 200 Environmental Notification Forms (ENFs), Environmental Impact Reports (EIRs), Environmental Impact Statements (EISs), Project Impact Reports (PIRs) and Environmental Reevaluations (ERs) at the local, state and federal levels. Project types included transportation infrastructure (highway, rail, port), residential (single family, condominium, golf course community), office (high rise, low rise), commercial (box retailers, shopping center, specialty retail), institutional

Fort Point Associates, Inc.
 Urban Planning Environmental Consulting Project Permitting

Jamie M. Fay, AICP, CEP

(hospital, university) and industrial (manufacturing, distribution). In addition to the \$14 billion Central Artery/Tunnel project, combined value of private projects reviewed under MEPA exceeds \$5 billion.

Boston Convention and Exhibition Center – Boston, MA

Mr. Fay was the local project manager for the interim and final planning/feasibility study for the new \$850 million Convention Center in South Boston. The study was prepared for a joint working group of the Senate, House of Representatives, City of Boston and Executive Office of Administration and Finance. The \$700,000 study was completed in five months and addressed all of the economic, community, programmatic, environmental and operational issues surrounding the facility. On the basis of the report, legislation was filed by the Governor and approved by the legislature. Mr. Fay subsequently prepared the Project Development Plan for approval by the Boston City Council, and the Expanded Environmental Notification Form, Final EIR for the Boston Redevelopment Authority and obtained all project permits and approvals.

Central Artery/Tunnel – Boston, MA

As a senior environmental strategist for joint venture providing environmental approvals for all activities proposed in conjunction with the Central Artery/Tunnel project for the Massachusetts Highway Department (MHD), Mr. Fay was responsible for providing the MHD with an environmental approvals acquisition strategy; providing Quality Assurance/Quality Control on permit submissions to agencies; recommending strategic approaches to the resolution of environmental controversies; and providing day-to-day liaison with environmental agencies. At \$14 billion, this project was the largest public works projects in the nation and required the acquisition of over seven hundred federal, state and local environmental approval actions covering work in some 150 separate construction contracts throughout Boston and Cambridge.

Education

B.A., 1976: Hampshire College, Amherst, Massachusetts

Professional Affiliations

- Member, American Institute of Certified Planners
- Trustee, Boston Harbor Now
- Former Trustee and Executive Committee Member, Boston Harbor Associates (25 years)
- Finance Committee Member, Town of Ipswich (30 years)
- Public Affairs Committee Member, NAIOP Massachusetts Chapter
- MassDEP Regulatory Reform Task Force

Publications and Presentations

“Waterfront Resiliency: Architecture and Site Strategies,” AIA National Convention, June 2019

“Coastal Development Best Practices” Urban Land Institute Coastal Forum, October 2018

“Rising Sea Levels; Design Strategies for Waterfront Projects,” ABX, November, 2016

“Industrial Development and Clean-up of Mystic River,” Mystic River Watershed Association/Tufts Institute on the Environment, October 28, 2014

“Climate Resilient Housing Types,” Architecture Boston Expo, October, 2014



Kenneth P. Fields

Senior Project Manager

Summary

Kenneth P. Fields joined Fort Point Associates, Inc. as Senior Project Manager in 2014. Ken has over 30 years of professional experience in environmental and land use permitting for complex projects.

Prior to joining FPA, Ken worked with several engineering firms in the Commonwealth. Ken is also a former regulator, having served as the Executive Secretary for the Boston Conservation Commission. His experience includes serving as a Permit Manager for the Central Artery/Tunnel Project, where he was responsible for the coordination of permit acquisition and regulatory approvals in South Boston and East Boston. Ken has specific expertise permitting coastal and harbor projects for private sector and energy sector companies. He has also provided planning and permitting services for numerous local public agencies such as the Massachusetts Port Authority, Coastal Zone Management, Department of Conservation and Recreation, the Boston Planning & Development Agency, the New Bedford Harbor Development Commission, the City of Gloucester, the City of Salem, and the Massachusetts Water Resources Authority.

Mr. Fields is well versed in public presentations and community/stakeholder processes; he served as Co-Chair of the Greater Boston Urban Resources Partnership, Vice-Chair of the Rezoning Advisory Committee in Boston's Hyde Park neighborhood, and led the Preservation Committee of the Stoneybrook Civic Association. He holds a Juris Doctorate from Suffolk University Law School and was admitted to the Bar in 1995.

Relevant Experience – Fort Point Associates, Inc.

Charlestown Marina Reconstruction – Charlestown, MA

As the project manager, Mr. Fields was responsible for coordinating permitting, landscape design, graphic support, and marine engineering. The Marina facilities at Pier 8 and Pier 6 were subject to a Consent Judgement due to neglect by the prior owner. Chapter 91 authorization required a water-dependent License for Pier 8 and a Non-water dependent License on Pier 6. Other regulatory submissions included an Environmental Notification form under the Massachusetts Environmental Policy Act, Massachusetts Coastal Zone Management Federal Consistency and two sets of Army Corps Section 10 Permits and Wetland Orders of Conditions from the Boston Conservation Commission. Coordination of submissions of numerous other documents to and negotiations with the Massachusetts Attorney General's Office.

Kenneth P. Fields

Gillette South Boston Manufacturing Center – South Boston, MA

Mr. Fields was responsible for obtaining conditional use permits from the Boston Zoning Board of Appeals, an Order of Conditions from the Boston Conservation Commission, and a Chapter 91 Master License that consolidated thirty-three historical Licenses. Mr. Fields represented the client in community meetings and presented the proposed project to the local neighborhood association.

Thompson Island Outward Bound Education Center – Boston and Quincy, MA

For a water main replacement project, Mr. Fields served as the project manager, responsible for coordinating surveys, permitting, landscape design, graphic support, Historic Preservation Consultants, and marine engineering for expedited permitting. Regulatory approvals included a Massachusetts Environmental Policy Act Environmental Notification Form, a 401 Water Quality Certification and Chapter 91 License from Massachusetts DEP, an Army Corps Section 10 and 404 General Permit, Massachusetts Historic Commission Review, National Park Service acknowledgement, and Orders of Conditions from the Boston and Quincy Conservation Commissions.

Encore Boston Harbor Resort and Casino – Everett, MA

Mr. Fields was responsible for obtaining a 401 Water Quality Certification from Massachusetts DEP and an Army Corps Section 10 and 404 individual permit for the 2.9 million square foot resort and casino located on the Mystic River. Mr. Fields coordinated relief of Time of Year Restrictions with the Massachusetts Division of Marine Fisheries, National Marine Fisheries Service, Army Corps of Engineers, and Massachusetts DEP Waterways and Water Quality Divisions.

Due Diligence and Jurisdictional Challenge – Winthrop and Boston, MA

As a sub consultant to Bohler Engineering , Mr. Fields provided a regulatory analysis for a challenging site between two municipalities and two water bodies regarding permitting triggers and processes for wetland resource areas, Chapter 91 Jurisdiction, flood zones, and Natural Heritage Priority Species Habitat. He also prepared a Chapter 91 Request for Determination, resulting in the removal of the site from jurisdiction, as well as a Map Revision Request to the Natural Heritage and Endangered Species Program.

Relevant Experience – BSC Group

Massachusetts Chapter 91 Mapping Project

For the Massachusetts Executive Office of Energy and Environmental Affairs' Office of Coastal Zone Management, Mr. Fields was part of an interdisciplinary group of land surveyors, civil engineers, and environmental planners that mapped state tidelands jurisdiction pursuant to Chapter 91 and undertook a comprehensive plan-based program of historic research, plan evaluation, technical analysis and professional review to develop the presumptive line of jurisdiction. The resulting presumptive line is used by MA DEP Waterways as the Chapter 91 jurisdictional line throughout the Commonwealth

Education

Juris Doctor, Suffolk University Law School, Boston, MA

B.A., English, Certificate Secondary Education, University of Massachusetts-Boston



Marina Bay Quincy

Quincy, Massachusetts

Retained by Safe Harbors Marina, LLC, Fort Point Associates, Inc. has been responsible for leading and managing the environmental review and permitting of the marina dock expansion project at the Marina Bay facility along the Quincy waterfront in Dorchester Bay.

The project includes the addition of support piles and floats to provide docking space for originally 20 vessels within the marina, which was ultimately expanded to 39 vessels. The addition of a bottom-anchored floating breakwater extension to the existing stone breakwater protects the marina from wave action.

FPA secured approvals from the Quincy Conservation Commission, the US Army Corps of Engineers, the Massachusetts Executive Office of Energy and Environmental Affairs, and the Department of Environmental Protection.

Client

Safe Harbors Marina, LLC

Client Contact

John Swick

Services

Environmental Consulting

Status

Under Construction

Construction Cost

\$3.9 Million



Liberty Wharf

South Boston, Massachusetts

FPA was retained by Cresset Development LLC to manage the environmental review process for the award-winning Liberty Wharf Development.

Completed in early 2011, the project is a \$60 million, mixed-use complex comprised of three buildings constructed on a rebuilt pier in Boston's emerging Seaport District. The former site of Jimmy's Harborside Restaurant, it is now home to five restaurants, an outdoor public waterfront plaza, 28,000 square feet of office space, and a public marina.

FPA managed the complex public approval and permitting process, which involved working within a multifaceted interagency memorandum and engaging adjacent commercial fishing interests as well as other local interests to ensure project support. Since completion, the project has had a transformative impact on this burgeoning district, spurring activity and vibrancy to the area.

Client

Cresset Development LLC

Client Contact

Ed Nardi, President

Services

Environmental Permitting,
Public Approval Process

Status

Complete

Construction Cost

\$60 million



Harborview at Charlestown Navy Yard

Charlestown, Massachusetts

The successful integration of the Harborview project within the historic Charlestown Navy Yard required a great deal of creativity and attention to detail. Fort Point Associates, Inc. developed a proactive environmental strategy to secure all regulatory approvals, including Chapter 91 licensing, federal and state historic reviews, and local zoning. The site program incorporated over 200 residential units, structured parking, and ground floor facilities of public accommodation as well as ample public open space, including the highly visible Harborwalk. The result of extensive collaboration with neighborhood groups and state and local regulatory agencies, the project transformed a blighted parcel into a high quality development and a valuable neighborhood asset.

Client

LDA Acquisitions, LLC

Client Contact

Martin Oliner, Managing Partner

Services

Environmental Strategy and Permitting

Status

Complete

Construction Cost

\$43 million

Fort Point Associates, Inc.

Urban Planning Environmental Consulting Project Permitting



Charlestown Marina

Charlestown, Massachusetts

Charlestown Marina, LLC, the owners of the Charlestown Marina, retained Fort Point Associates, Inc. to provide municipal, state, and federal permitting services for the reconstruction of an existing marina.

The owners purchased the marina, which includes facilities at both Pier 6 and Pier 8, in a dilapidated state and under enforcement proceedings. Fort Point Associates provided regulatory consulting and collected documentation and submittals related to the demolition and removal of previous marina structures as required by the Superior Court's Consent Judgment. At Pier 8 the marina has been reconstructed into a state-of-the-art facility with full accessibility at 207 dedicated slips and room to accommodate a total of 260 vessels. The Pier 6 facility design is being reassessed for sustainable improvements to the restaurant building.

FPA secured approvals from the Massachusetts Executive Office of Energy and Environmental Affairs, the US Army Corps of Engineers, the Massachusetts Department of Environmental Protection, the Department of Marine Fisheries, and the Boston Conservation Commission.

Client

Charlestown Marina LLC

Client Contact

Charles A. Lagasse

Services

Environmental Consulting,
Project Permitting

Status

Pier 8 - Complete

Pier 6 - In Progress

Construction Cost

Pier 8 - \$15 Million

Pier 6 - Pending



Firm Profile

Introduction

RSE Associates, Inc. was established in 2001 and has since expanded into a multi-disciplinary international firm. With offices across the United States and in London, RSE has successfully completed award winning projects throughout America, Europe and Asia. Our principals and engineers have extensive and diverse experience in complex and demanding projects. We provide the technical ability of a large international firm with the personal service of a small firm.

Technology/BIM

Engineering design is carried out using state-of-the art computer software. We have extensive experience in delivering projects with Building Information Modeling (BIM) requirements, fully integrating the building structure with the overall building information models.

Services

We provide a full range of structural and geotechnical engineering services including:

- New Construction
- Renovation/Adaptive Reuse and Historic Restoration
- Master Plan and Feasibility Study
- Structural Investigation
- Design Competition
- Temporary Construction Support Systems

Building Types

We have extensive experience in a wide range of project types including:

- Museum
- Office
- Retail
- Residential
- High Rise
- Mixed Use
- Educational
- Civic Buildings and Courthouses
- Historic Restoration
- Science and Technology
- Colleges and Universities
- Performing Arts
- Sports Facilities

Design Philosophy

We strive to provide structural designs that are sensitive to owner requirements, architecture, building services as well as cost effectiveness and ease of construction. Design innovations will be balanced with practical considerations. We are committed to delivering quality and personal service.



Bowdoin College Walker Art Museum



Integrated Science Complex, UMass Boston



Cincinnati River Front Park



Lulu Island, Abu Dhabi



Hamilton College Performing Arts Center

Boston

London

Los Angeles

New York

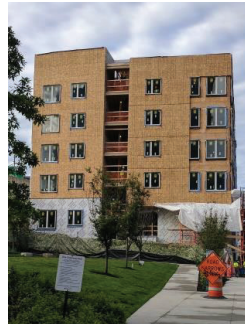
Portland

www.rseassociates.com



Selected Projects – Multi-Family Residential

**Parcel 24 South
Boston, MA**
Architect:
Utile, Inc.



Structural Engineering for the new 6-story affordable housing building with 51 residential units.
- Completed 2017 -

**Parcel U – Phase A
Jamaica Plain, MA**
Client:
Urbanica

Structural Engineering for 5 new low-rise buildings with approximately 110-120 residential units. Total square footage is approximately 36,000 sf.
- Completed 2017 -

**Upper Washington Street
Housing – Viet AID
Dorchester, MA**
Architect:
Utile, Inc.

Structural Engineering for 2 new affordable housing buildings totaling 46,000 sf. One of the buildings is 4-stories tall with 21 residential units; the other is 3-stories tall with 14 residential units.
- Completed 2016 -

**Roxbury Crossing Senior
Building
Roxbury, MA**
Architect:
Goody Clancy



Structural Engineering for a new 34,700 sf, 5 story building with 4 levels of residential occupancy (40 units) over a parking garage. The building was constructed from CMU and precast concrete plank, with unique design elements that provided visual interest at the exterior.
- Completed 2015 -

**557/559 East 2nd Street
Boston, MA**
Architect:
Utile, Inc.



Structural Engineering for a new 3 story condominium building in an urban setting.
- Completed 2006 -

**321 West 2nd Street
Boston, MA**
Architect:
Utile, Inc.



Structural Engineering for a new 4 story condominium building in an urban setting.
- Completed 2006-



Translating carefully developed plans into real life results

CLEAResult's Building Performance Consulting and certification teams provide consultation and project management to advance high-performance buildings.

We help ensure the highest level of design and construction team performance to maximize building performance; health, durability and energy efficiency for a range of commercial and residential building types.

Our dedicated staff includes building scientists, professional engineers, Certified Energy Manager, existing/building commissioning professionals, BPI Multifamily and HVAC specialists, LEED faculty and HERS certifications. Our experts work with owners, architects and builders to support design work by providing building consultation, certification and training services and ensure quality is delivered in the field through construction quality control.

▲ Our building consulting services include:

- Enclosure and mechanical systems
- Commercial building energy audits
- Design support and consultation
- Plans review
- Energy modeling
- Renewable energy system guidance
- Field quality control inspections
- Diagnostic analysis
- Third party verification and certifications
- Technical training for architects, builders and contractors

CLEAResult

▲ Enclosure and HVAC systems commissioning

- HVAC commissioning and retrocommissioning (RCx)
- Energy use analysis
- Benchmarking
- Design, construction and post-construction (RCx) services
- Ongoing monitoring and commissioning
- Energy auditing
- Lifecycle cost analysis (LCCA) of capital investments
- Operations and maintenance consultancy
- Facility condition assessments

▲ Building performance diagnostic testing services

Our trained technicians can meet your building performance diagnostic testing needs by quickly and skillfully performing these technical tasks required for code compliance in high performance buildings:

- Air leakage testing (blower door testing)
- Duct leakage testing (duct blaster testing)
- Ventilation flow measurement
- Pressure differential testing
- Infrared camera scans
- Data logging
- Combustion safety testing

▲ Third-party verification and certifications provided

Third-party verification and certifications processes we help simplify include:

- Home Energy Rating System (HERS Ratings)
- ENERGY STAR® Certified Homes
- ENERGY STAR Qualified Multifamily High Rise Buildings
- LEED for Homes
- LEED for Homes Mid-Rise
- National Green Building Standard (NAHB Green)
- Enterprise Green Communities
- Passive House
- Net-zero energy ready



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As McKenzie & Associates, P.C. marks its 34th year as a law firm, it has proven year after year that in making important decisions, there is no substitute for quality, affordable legal advice. We are proud to provide our clients with the best solutions and outcomes available.



Founded in 1984, McKenzie & Associates, P.C. is New England's oldest African-American owned law firm, conveniently located in the heart of Boston's Financial District.

FIRM OVERVIEW

Founded in 1984, McKenzie & Associates, P.C. is New England's oldest African-American owned law firm, conveniently located at 183 State Street, in the heart of Boston's Financial District. Since 2002, Boston Magazine has recognized it as "one of the city's most successful and socially responsible minority-owned law firms." McKenzie & Associates, P.C. has served the legal needs of educational and financial institutions, government agencies, corporations, entrepreneurs, and successful individuals and families. We are guided by the simple but proven philosophy that in making important decisions, there is no substitute for quality, affordable legal advice. We provide such advice by carefully listening to our clients and gaining a thorough understanding of their needs. With this knowledge, we help our clients achieve their goals by guiding them through the complexities of statutory, judicial and administrative laws. Our keen ability to listen, understand, and provide solutions has enabled us to develop long-term relationships with our clients, serving as advisors to them on both business and personal matters.

McKenzie & Associates, P.C. has extensive experience counseling clients in business matters and real estate. The combined talents of our attorneys ensure that our clients receive the full benefit of our collective expertise in corporate, real estate, business and commercial transactions, estate planning, probate, business litigation and a variety of other areas of practice. We consistently produce positive results for our clients. We understand the unique facts of each dispute and often exceed our clients' expectations by turning around disputes when others would concede.

ABOUT UHM PROPERTIES LLC

OVERVIEW

UHM Properties LLC (UHM) is a professional management services company whose broad mission is to create and preserve affordable housing communities that will remain affordable for working families. We desire that the residents will survive and prosper because the owners have included the residents as an essential component in its Management Plan while focusing on individual responsibility, as well as building a sense of pride in their communities.

By way of our professional background, our senior management staff previously served as the entire staff of the residential division of Long Bay Management Company until the retirement of its general partners. UHM purchased the retiring general partners' interests in their residential portfolio in 2003, and we began our new venture as United Housing Management LLC, and as part of a strategic growth plan we changed the name to UHM Properties LLC on January 1, 2019.

UHM currently manages 20 properties consisting of over 1,400 units in greater Boston and concentrated in the Grove Hall area. The properties include 12 that have 100% Section 8 contracts, and seven of the remaining eight all have affordability components. UHM has the capacity and experience to manage affordable housing properties owned by local not-for-profits as exhibited by our customer base which includes Dorchester Bay EDC, Habitat For Humanity, VBCDC, and also the Boston Housing Authority. Financing for these properties consists of many typical lenders found in the local affordable housing arena, including HUD-insured mortgages, MassHousing, MHIC, MHP, and conventional lenders.

Profile of three of the UHM Partners

J. KEVIN BYNOE **CHIEF EXECUTIVE OFFICER**

Mr. Kevin Bynoe is the Chief Executive Officer (CEO) of UHM Properties. As the CEO, Kevin is responsible for overseeing all aspects of the company including management decisions, implementing UHM's long and short term goals and acts as the primary spokesperson.

Kevin's career in affordable housing began while still in high school and continued as a construction laborer early in his career. In 1987, Kevin began his professional career in the housing industry as a Maintenance Supervisor; he then progressed through the ranks as an Assistant Property Manager, Property Manager, Senior Property Manager, and Regional Manager. Kevin attended Central State University where he majored in Management. He has received Boston University's Certificate in Real Estate Finance, the Registered Housing Manager (RHM) designation from the National Center for Housing Management, his Low Income Housing Tax Credit C¹²P certification from Spectrum Enterprises and completed the Minority Property Management Executive Program at MIT.



PATRICIA A. FARR **DIRECTOR OF HUMAN RESOURCES**

Ms. Patricia A. Farr is our Director of Human Resources.

As the Director of Human Resources, Pat is responsible for coordinating all aspects of the business relationship between our company and each of our employees, providing information and training about our company policies, procedures, benefits, compensation and insurance.

Pat was born and raised in Jamaica, West Indies. When Pat immigrated to the United States in 1977, she attended Roxbury Community College and where she received a degree in business administration in 1979. She pursued her education by attending courses in real estate finance and management at Boston University, as well as completing the Minority Developer Executive Program at MIT, and attending various human resource management programs at Northeastern University.

Pat began her business career at Long Bay Management Company in 1979, first as an administrative assistant, then Office Manager, and then in 1995, she became the Director of Human Resources.



SHEILA P. HARPER
DIRECTOR OF OPERATIONS AND TAX CREDIT COMPLIANCE

Ms. Sheila P. Harper is our Director of Operations and Director of Compliance.

Sheila grew up in Roxbury and graduated from Fisher Junior College in 1980. She began her career in housing management in 1984 as a Property Manager for Long Bay Management Company. In 1992 she was appointed as a Senior Property Manager, and again in 1995, she was promoted to Regional Manager. In 1996, she became the Director of Operations where she assumed responsibility for supervising all of the other property managers.



Sheila’s most critically important job, however, is acting as our company’s tax credit compliance monitor. This critical role began in 2000 when she assumed responsibility of ensuring that every property under management, to which federal low-income housing tax credit had been allocated, was in full compliance with state and federal regulations. She also assumed responsibility for training all of the staff about the appropriate procedures for maintaining compliance. Simply stated, Sheila reviews every resident file and she must give the final OK before any resident/applicant can sign a lease and move into a regulated property. Her depth of experience and education ensures that all of the government regulations have been followed. Sheila is certified as a Credit Compliance Professional by Spectrum Enterprises at level C¹⁵P and a Registered Cooperative Manager.

FIRM DIVERSITY PROFILE

Firm Diversity profile

Name of firm: UHM Properties LLC

	FEMALE					MALE				
	Black	Hispanic	Asian	Other PoC	White	Black	Hispanic	Asian	Other PoC	White
Owner(s)/Principal(s)/CEO	2					1				
Senior managers	1					2	1			1
Other supervisory personnel	1				1	1				
Central office professionals and technical	5	1								1
Property managers/ assistant property managers	4	5		1		2				
Clerical (central and sites)	1	3								
Maintenance and janitorial						16	10			
TOTAL										
Gender Totals	14	9		1	1	22	11			2
Minority Totals	25	25		25	25	35	35			35
Minority percentage	56%	36%		4%	4%	63%	31%			6%

p2

DEVELOPMENT SUBMISSION
**DEVELOPMENT PLANS
+ STRATEGIES**

2.1

RFP OBJECTIVES + DEVELOPMENT CONCEPT

RFP OBJECTIVES & PROPOSAL RESPONSES

The RFP calls for the mixed-use development of residential housing with ground floor commercial or retail uses, together with the preservation of the northeast corner of the parcel as the public park. Main objectives of the RFP and our responses are:

OBJECTIVE 1 - To promote residential and commercial activities compatible with the Waterfront and aligned with the needs of visitors as well as those who live and work in the Navy Yard;

RESPONSE 1 - CREATE AFFORDABLE HOUSING OPPORTUNITIES ON PIER

New Pier 5 will accommodate 89 rental units. 100% of them are income-restricted. A preliminary market study reveals that affordable housing opportunities in the area is much under supply. Therefore, we believe New Pier 5 should create as much as income-restricted units to avoid the price inflation in the area.

Qualified households who can not afford market-rate units will have the opportunity to find a place at New Pier 5 via a lottery process. During marketing, preference will be given to people who are already residents of Charlestown Navy Yard.

Unit Distribution and Affordabilities							
Unit MIX							
				50%/Sec			
Total		30%	8	120%			
		/PBV/TC		50% AMI	PBV/TC	80% AMI	AMI
Bedrooms	Unit	SQFT	Units	Units	Units	Units	Units
Studio	15	500	5	4	2	2	2
1	39	600	2	8	9	12	8
2	22	750	1	2	0	10	9
3	13	1,000	3	1	1	4	4
Total	89		11	15	12	28	23
	100%		12%	17%	13%	31%	26%

RESPONSE II - PUBLIC REALM CREATION THROUGH YEAR-ROUND ACTIVITIES

Pier 5 enjoys a spectacular location with open views to the harbor and downtown Boston. Hidden behind some of the existing fabric, New Pier 5 seeks to create an inviting and inclusive waterfront pier. The emerging context of climate change and sea level rise will play a significant role in redevelopment of this pier.

The Pier Prow folds interior and exterior “edges” at the water around an elevated park that appears to hover above the water. The carving away of the pier to create the “interior edge” of the water creates a layered experience of the water’s edge and elevates the prow for view outward. The harbor walk fold down along the end of the pier to allow for a closer experience to the water. A series of ramps and sloped walkways allow a continuously accessible path along the edge of the pier.

In the winter months the lawn will be transformed to an ice rink, extending back underneath the residential building mass to create both exposed and sheltered skating areas.

The entire roof will be publicly accessible and will create a diversity of beneficial experiences for both residents and the surrounding community. Functioning as the heart of the project’s inclusive mission, the flat elevation of the roof contains community garden plots, as well as some harvest areas for the adjoining restaurant. Pathways breakthrough the rows of planting to encourage enjoyment of the view. The community garden zone itself is productive but low-profile, minimizing obstruction for the surrounding buildings.



Along the long edge of the pier, a sculpted edge creates spaces for seating and enjoyment of the view breaking intermittently to allow planks down to the floating docks that are a water access point for the public for small, agile craft such as kayaks. The floating docks will serve the sailing center as a new option for launching and docking. Trees reinforce the rhythm of the building here and provide shade to the animated public edge and a windbreak for the harborwalk.

2.1
RFP OBJECTIVES + DEVELOPMENT CONCEPT

RESPONSE III - COMMUNITY AMENITIES FOR A BETTER NEIGHBORHOOD

In order to turn the Harborwalk in the Navy Yard into a coherent interpretive pathway and help to develop a public realm that supports public uses and fulfill local residents’ need, the first floor of the project will be fully open to public.

Previous study of the area has shown that the most basic amenities like food and groceries are difficult to find. The programs incorporated on the first floor of New Pier 5 include a grocery market, Courageous Sailing training and education space, restaurants that are jointly operated with the urban farm on the roof top that to the healthy living concept of farm-to-dinner, other facilities and public amenities such as gym, retail, hair salon and etc.

Our proposed project is designed to promote continuous walkable and bikable environment around its entire periphery. The built form on the ground floor is activated with retail, community and arts related facilities continuously with minimal lobby spaces for residential above. Service areas are largely allocated to the northside and will be treated in a visually friendly manner.



“Foodie’s is a family owned and operated local business that has established an outstanding reputation for quality and customer service over the past two decades. We take pride in our work, and in giving back to the community. We are not a cookie-cutter big box store but instead each is tailored to meet the need of their individual community. We are not a cookie-cutter big box store but instead each is tailored to meet the need of their individual community.”

RESPONSE IV - COURAGEOUS SAILING PROGRAMS TO EMBODY THE SEAMANSHIP THEM AND TO BRING UNIQUE ACTIVITIES TO THE WATERFRONT

Around 2,000 sf of the development will be dedicated for community usage. Specifically, we have been in touch with Courageous Sailing, who is in need of additional administrative and educational spaces. As heritage programs dedicated to preserving Boston’s revolutionary and maritime past, the presence of a community and administrative space of Courageous Sailing will mean that continuing education can be run even through winter when the program’s existing facilities do not provide adequate heating.

US COAST GUARD



CHARLESTOWN FERRY



LNG



COURAGEOUS SAILING



2.1 RFP OBJECTIVES + PROGRAM CHART

PROGRAM CHART

RESIDENTIAL

Unit Type	No. of Units	Avg. SF
Studio	15	500
1 Bedroom	39	600
2 Bedroom	22	750
3 Bedroom	13	1,000
Total Unit No.	89	
Resi Lobby & Amenity Spaces GSF*	20,700	
<i>(*Incl. lobbies, bike storages, common space)</i>		
Total Residential GSF	81,100	

COMMERCIAL

Program	GSF
Co-working space	3,000
Courageous Sailing & Community space	2,000
Gym/Welness center	2,500
Retail space	6,000
Grocery Store	10,500
Restaurants	3,000
Net Commercial GSF	27,000
Gross Commercial GSF	29,200

PUBLIC PARK

Roof-top Garden	28,000
Public Park on Pier	15,000

Total Building Area GSF **110,300**

Total GSF Incl. Parking and Public Park **153,300**

PARKING PLAN

The project team has reached out to Flagship Wharf Garage, located at the below-ground spaces of the Flagship Wharf building. The team was informed that there are currently more than 100 parking spaces available at their spaces, which could be further used to serve the residents at New Pier 5. Besides, a valet service is an available option in place to serve the other uses of New Pier 5.

2.1

RFP OBJECTIVES + DEVELOPMENT CONCEPT

OBJECTIVE 2 - To promote balanced, climate-resilient growth along Boston's shoreline;

RESPONSE - Climate Resilient Design

The proposed projects exemplify Mayor Walsh's Carbon Free 2050 goals by striving for zero carbon or positive energy performance. A preliminary Zero Carbon Building Assessment that models a low energy building with an enhanced envelope and efficient systems has been conducted.

The design has incorporated the projection of sea-level rise and the pier has been lifted up as a whole to accommodate this projective trend. The proposed green roof will significantly reduce the impacts of urban heat island around the building. Further, the materials and landscape strategies of the promenade and the waterfront park will be chosen to mitigate the urban heat island effect. Public spaces and the rooftops will be designed to capture storm water while simultaneously addressing storm surges.

OBJECTIVE 3 - To preserve and interpret the historic Building 123 Pump House.

RESPONSE - Reposition under the historical and integrative planning context

The proposal has considered the conversion of Dry Dock #2 Pump house within the bigger picture of Maritime Interactive Park as well as the seamanship theme of Story Loop #3.

The historic Pump House will be restored to serve as the site's anchor. The interior will be reopened and support information on the heritage of the site and orientation for visitors. To amplify the presence and all-weather use of the immediate area around the pump house, a lightweight glass pavilion will cover it, with glass facades open or pivoting to the exterior making it an all-season structure. Outdoor seating will populate the interstitial space under the pavilion's roof, immediately adjacent to the historic structure making it a hub of activity for visitors. The intervention is deliberately light-touch, to avoid altering the original character of the structure, but to transform it as a meeting and information touch-point.

2.2

GOOD JOBS STRATEGY PLAN

GOOD JOBS STRATEGY PLAN

The construction phase of the project is estimated to create 150 jobs. The development team will make its best efforts to achieve the following goals for during construction:

- At least 51% of the total work hours go to Boston residents
- At least 51% of the total work hours go to minorities
- At least 12% of the total work hours go to women.
- Additionally, at least 40% of the total contracted trades will be with W/MBE

In addition to the construction jobs, the project will create approximately 100 permanent jobs in its commercial spaces and residential management, including 40 jobs of the grocery store, 5 jobs of the gym, 25 of the co-working space, 20 jobs of the restaurant, 4 jobs in the community facilities and Courageous Sailing programs, and 6 jobs in property management.

As an MBE management agent, UHM has an excellent track record of hiring local residents, including minority/female employees and providing competitive wages and benefits to its property management staff. UHM will make its best efforts to adhere to the program's standards and achieve the good wage threshold.

COMMUNITY BENEFITS

RESPONSE :

The project will create community facilities that are in demand, create jobs, support businesses, provide mixed-income housing opportunities, offer education programs and activate the public realm of the neighborhood. All of these strategies will benefit the community at large. In addition, the project provides many other community benefits, including improving minority participation and education access, generating tax revenue, and establishing community fund to maintain the public spaces and streetscape.

NON-PROFIT COMMUNITY PROGRAM

The development team will contribute \$100,000 from the developer fee to set up a non-profit community program to help local organizations whose missions are to promote community benefits. There are members from the communities expressed the willingness to contribute and to support to improve or properly maintain the environment around them.

Thus New Pier 5 LLC is glad to initiate the non-profit program to achieve the goals above. The program will be functioning to contribute to the long-term maintenance of the waterfront pathways, ice rink, roof-top urban farms, as well as other public spaces that are shared by and also benefiting the communities in the area.

MINORITY INVESTMENT FUND

The project will set aside up to 10% equity investment of the commercial section as a minority crowd fund to provide micro-investment opportunities that enable the minority communities to achieve long term benefit through the development of the parcel.

TAX REVENUE

After stabilization, the development is projected to generate real estate tax revenue to the City of Boston, which will be used to improve the public realm in Roxbury.

CONTINUING EDUCATION + TRAINING

In addition to provide training spaces for Courageous Sailing, one of New Pier 5's partner, General Air provides continuing training programs and internship opportunities to young adults and experience workers who are interested in furthering their education or participating in life-long learning. Training will prepare young people for their first jobs and equip experienced workers with skills for better employment opportunities. It is crucial to lifetime wealth creation. The General Air will play a key role in overseeing and coordinating this programming .

DEVELOPMENT SUBMISSION
DEVELOPMENT PLAN

OPERATIONAL PLAN

Partnership with NHPF

NHPF is a nationally recognized organization, dedicated to delivering on its mission to preserve and create safe, clean, green, service-enriched affordable housing that benefits communities. Established as a not-for-profit in 1989, NHPF's approach to its business is to successfully pair mission-based principles with a for-profit-like financial discipline. NHPF has preserved and developed 100 multi-family properties, comprising approximately 18,000 affordable apartments.

Today, NHPF provides approximately 10,000 affordable units located throughout Connecticut, District of Columbia, Florida, Illinois, Louisiana, Maryland, Massachusetts, Missouri, North Carolina, New Jersey, New York, Ohio, Pennsylvania, Tennessee, Texas, and Virginia. NHPF offers residences for families, seniors, veterans, and people with disabilities. We complement our affordable housing with services to improve the lives of our residents.

Through an entrepreneurial approach, NHPF creates public/private partnerships, utilizing 4% and 9% Low Income Housing Tax Credits (LIHTC) for substantial rehabilitation and new development. It has created, invested and managed several equity funds for the acquisition of properties to be redeveloped.

The Foundation also participates with Housing Finance Agencies in the Rental Assistance Demonstration (RAD) program to transform public housing into new, revitalized communities. And, NHPF is one of the 12 founding not-for-profits of the Housing Partnership Equity Trust (HPET), a private REIT for the acquisition and preservation of affordable housing.

Partnership with UHM Properties LLC

UHM currently manages 20 properties consisting of over 1,400 units in greater Boston and concentrated in the Grove Hall area. The properties include 12 that have 100% Section 8 contracts, and seven of the remaining eight all have affordability components. UHM has the capacity and experience to manage affordable housing properties owned by local not-for-profits as exhibited by our customer base which includes Dorchester Bay EDC, Habitat For Humanity, VBCDC, and also the Boston Housing Authority. Financing for these properties consists of many typical lenders found in the local affordable housing arena, including HUD-insured mortgages, MassHousing, MHIC, MHP, and conventional lenders.

3.2

IMPLEMENTATION PLAN / ANTICIPATED APPROVALS

ANTICIPATED PERMITS & APPROVALS

ANTICIPATED PERMITS & APPROVALS

Permit/Approval*	Application Date	Expected Date
Boston Planning & Development Agency		
Article 80 Large Project Review	11. 2021	02. 2022
Boston Zoning Board of Appeal		
Zoning Variance Approval	02. 2022	05.2022
Boston Water and Sewer Commission		
Site Plan Approval	11. 2022	01. 2023
Water and Sewer Connection Permit	01. 2023	03. 2023
Boston Public Improvement Commission		
Specifc Repair(s) Plan	11. 2022	03. 2023
Boston Public Works Department		
Curb Cut Permit	03. 2023	05. 2023
Street/Sidewalk Occupancy Permit	03. 2023	05. 2023
Boston Transportation Department		
Construction Management Plan	03. 2023	05. 2023
Transportation Access Plan	03. 2023	05. 2023
Boston Inspectional Services Department		
Review/Compliance of State Building Code	03. 2023	05. 2023
Building Permit	03. 2023	05. 2023
Certificate of Occupancy	10. 2024	12. 2024

* Not all permits/approvals listed may be required; permit/approvals not listed may prove necessary based upon changes in the project's design and/or program

Pier 5

Project Address	Eighth Street	Eighth Street
Parcel ID	203505550	203505600
Zoning District	Harbor Park, Charlestown Waterfront	
Zoning Subdistrict	Charlestown Navy Yard	
Overlays	Navy Yard	

Use Regulation

	Zoning	Variance?
Residential Uses	Allowed	No
Open Space Recreational Uses	Allowed	No
Marina Amenity Uses	Allowed	No
Restaurant Uses	Allowed	No
Community Uses	Allowed	No
Local Retail/Service Uses	Allowed	No

Dimensional Regulation

	Zoning	Proposal	Variance?
Occupancy Limits for New Development Area(Pier 5)	245,000sf	110,300sf	No
Required Setback at Sides of Piers	12'	19'	
Required Setback at Ends of Piers	35'	100'	No
	55' for 150' back from the end of the Pier, 75' for the remainder of the Pier	35' -45'	No
Maximum Building Height			

Off-Street Parking

Section 42F-10	Per Large Project Review
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on Pier 5, no more parking than is needed to satisfy parking needs for the Proposed Project on Pier 5, as determined by the Boston Redevelopment Authority in its Adequacy Determination for the Proposed Project, issued pursuant to Large Project Review.

Off-Street Parking

Section 42F-12	Per Large Project Review
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p4

DEVELOPMENT SUBMISSION
Boston Residents Job Policy

4.1

BOSTON RESIDENTS JOBS POLICY

BOSTON RESIDENTS JOBS POLICY

GOALS

The development team will make its best efforts to achieve the following goals for during construction:

- At least 51% of the total work hours go to Boston residents
- At least 51% of the total work hours go to minorities
- At least 12% of the total work hours go to women.
- Additionally, at least 40% of the total contracted trades will be with W/MBE

HIRING PLAN

To help meet the aforementioned diversity goals, we intend to work with L. H. Daniels Associates, a Diversity Consultant with rich experience in construction jobs in Roxbury. Our compliance strategies include deploying workforce advertising, W/MBE utilization and bid solicitation; Carpenters Union workforce and community feeder organization(s).

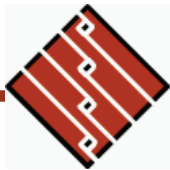
Together with L. H. Daniels we will engage the project's surrounding communities and offer a designated onsite job application drop box. L. H. Daniels will help review the applications and understand the applicants' qualifications. Advertising the potential work opportunities will draw attention and interest to the project hiring process. Additionally, L. H. Daniels will attend specific local job fairs to recruit Boston residents and educate them about the project. Prior to each subcontractor mobilizing to the jobsite, they will be asked to submit workforce utilization projections so that adjustments can be made if need be to meet workforce participation goals.

Throughout the estimation and pre-construction phase we will solicit bids from Minority and Women Owned Businesses. During the project procurement period, additional efforts will be made to reduce participation barriers such as frequency of payment for labor-only scope(s) of work, securing bonding and obtaining materials on credit, and focus on M/WBE certified subcontractors utilizing the community outreach program(s) and contacts.

We'll work with the Carpenters Union Business Agent to assist with securing the proper manpower to achieve the aforementioned project hiring goals.

In conjunction with our community outreach and labor strategies we will also attempt to partner with organizations such as Youth Build to participate in the project. This effort will help us achieve surrounding community involvement and aid in meeting project hiring goals.

While the above-noted strategies are only an outline of how we'll strive to meet the goals of our agreement, we will be monitoring the compliance on a weekly basis. L. H. Daniels will be responsible for compiling the data on our behalf in order to document the progress monthly while meeting our weekly reporting obligations. The project will tie all subcontractors into the terms and conditions of the agreement and impose financial penalties for repeat offenders, non-compliance and other such issues involving not making good faith effort(s) related to the hiring goals. Weekly subcontractor coordination meetings will be held to reinforce the hiring and contracting goals.



L. H. DANIELS ASSOCIATES, INC.

Contractors & Workforces Diversity Management Services for the Charlestown Navy Yard-Pier 5 Project

L. H. Daniels Associates (LHDA) is pleased to submit this Letter of Qualification and Scope of Service for Contractors & Workforces Diversity Management Services for the Charlestown Navy Yard - Pier 5. The developer Urbanica Boston, Inc. (Urbanica) intends to utilize Minorities and Women Business Enterprises (M/WBE) as part of the construction and service delivery team for the Pier 5 Project. It is Urbanica intent to engage a Contractors Diversity Management Consultant to meet the following objectives:

- ❖ Develop a comprehensive list of qualified contractors and subcontractors that are local, M/WBE (as certified by the city and the state) for the Parcel 8 Project.
- ❖ Assist the Urbanica and the General Contractor in developing a set of criteria for qualifying and evaluating M/WBE construction contractors and subcontractors.
- ❖ Assist Urbanica and General Contractor in developing effective strategies for contracting and bidding that will enable maximum participation of M/WBE while maintaining competitive construction pricing.
- ❖ Advise and monitor Urbanica, General Contractor and subcontractors in achieving the best effort for utilization of M/WBE.
- ❖ Provide supportive services needed to implement the Workforce's Equal Employment Opportunity (EEO) Monitoring Service.
- ❖ Assist the Urbanica and General Contractor in the development and execution of strategies to meet or exceed the workforce targets of the Boston Plan Residents Job Plan (Boston Plan) and Roxbury Strategic Master Plan Oversight Committee (RSMPOC) to employ local women, minorities and low-income people.
- ❖ Advise and monitor General Contractor and all first tier contractors and subcontractors in meeting the best effort requirements of the Boston Plan and RSMPOC.

To meet the goals, LHDA intends to create a structure in support of the Pier 5 Project namely, the M/WBE Diversity Program and Workforce Monitoring Service. This program has specific functions to perform but will work together with Urbanica and General Contractor to efficiently gather, share and disseminate information.

2.3 BOSTON RESIDENTS JOBS POLICY

LHDA has the experience, expertise and resources necessary to design and deliver the services required to successfully meet each of Urbanica, Inc. diversity goals.

L. H. Daniels Associates is a management-consulting firm specializing in construction and business development services. Our staff of professionals has demonstrated the ability to provide professional services for a comprehensive Diversity Management Program. As a minority firm, the company has a history of working effectively with other small and medium-sized minority, and women-owned business enterprises.

LHDA was founded in 1987, as a multi-disciplined professional consulting firm. The firm's experience and professional capabilities include:

- | | |
|---|--|
| ❖ General Management | ❖ Diversity Consultant Services |
| ❖ Planning and Scheduling | ❖ Cost Estimates and Budgets |
| ❖ Marketing Strategy Development | ❖ M/W/DBE Development Program and Advocacy |
| ❖ Organizational Management | ❖ Government Contract Compliance |
| ❖ Financial Management and Capitalization | ❖ Project and Construction Management Services |

LHDA will assist Urbanica present management structure in a way that will be most beneficial to all parties, and we'd welcome the opportunity to submit a proposal about our consulting services, and how we can assist Urbanica in meeting your M/WBE and workforce diversity goals.

LHDA has the experience, expertise and resources necessary to design and deliver the services that will successfully meet each of Parcel 8 Project' diversity goals. For example, LHDA has successfully secured contracts with major developments such as the Olmstead Green Housing Project (Phases I & II), the Whittier Street Health Center, Madison Park Village III & IV, Marriott Residence Inn, Tropical Food Market, Dewitt Community Center and Dudley Greenville Housing project. Our team has a proven track record that demonstrates an understanding of M/WBE businesses, and diversity workforce, as well as a strong commitment to the geographical area.

We believe that diversity starts at the top, and by selecting LHDA to be part of your team, you will demonstrate to Urbanica partners and their constituents Urbanica commitment to diversity.

Pier 5 Project Contractor and Subcontractor and Employment Requirements

This Pier 5 Project will make a commitment to the BPDA, DND, and the neighborhood of Charles Town Navy Yard Project' construction activities, Urbanica and General Contractor shall achieve as a minimum the following participation from subcontractors and workforces.

Contractors shall comply with the Urbanica requirements for the goals for minority -owned business participation for this Project. In complying with such requirements, Contractor will agree to use its best efforts to award at least forty percent (40%) of subcontracts to Minority Owned Business Enterprise ("MBE"). As used herein, the term "MBE" is defined as a business firm which is at least fifty-one (51%) owned and controlled by minority group members and I which has been officially certified or recognized as an MBE. For the purpose of this definition, minority group members are Black, Hispanic, Asian, and Native Americans.

Subcontractor agrees to use its best efforts to award contractors to vendors, suppliers and 2nd and 3rd tier subcontractors to minority owned business enterprises (MBE).

Prior to awarding any subcontract the General Contractor shall provide the Urbanica with the name and MBE status of each subcontractor asked to bid on the Work. This information shall be received by the Urbanica regarding all subcontractors bidding on a given subcontract at least two weeks prior to Contractor's award of that subcontract.

Contractor and Subcontractors shall comply with the Urbanica' requirements; consistent with the City of Boston Jobs Policy for Boston resident, minority and women employment during the performance of this contract. Contractor agrees to use its best effort to ensure that at least fifty-one percent (51%) of all Worked Hours in each trade shall be by Boston and Minority residents, and be residents of the projects surrounding Charles Town Navy Yard neighborhoods, at least forty percent (40%) of all Worker Hours shall be performed by minority persons, and at least fifteen percent (15%) of all Worked Hours in each trade shall be performed by women. As used herein, the term "Worker Hours" shall mean the sum total of all hours worked by all persons performing construction work. As used herein, the term minority person shall mean any person who is Black, Hispanic, Asian, and Native Americans.

The Contractors shall provide the Urbanica' with all Equal Opportunity reports to be submitted by the Contractor to public agencies, in particular with the Minority Utilization Reports for filing with the City of Boston by the General Contractor and

2.3 BOSTON RESIDENTS JOBS POLICY

subcontractors.

These percentages shall be monitored carefully by the Urbanica and the City of Boston throughout the project and the General Contractor shall actively participate in a dedicated meeting with the Owner and provide written reporting every week to the Owner and interested members of the community to review hiring practices and performance.

Contractors will agree to work with third party consultant and project diversity consultant "LH Daniels Associates" throughout project duration to achieve employment standard requirements and goals on project.

Contractors and Subcontractors responsible for responding to all employment walk-on applicants and application as outlined in Urbanica guidelines and managed by Diversity Consultant "LH Daniels Associates". This also includes contacting and working with union business agents and community agencies to meet project specific work force employment requirements.

LHDA will developed a proposed Action Plan to position Pier 5 Project for the early start of the project, to meet and exceed all its goals and objectives regarding M/WBE Contractors and Workforce and local resident's participation.

DEVELOPMENT SUBMISSION
Diversity and Inclusion Plan

5.1

DIVERSITY + INCLUSION PLAN

DIVERSITY + INCLUSION PLAN

The team is committed to including meaningful participation by people of color, women, and Minority/Women Business Enterprises (M/WBEs) in all stages of the development process.

OWNERSHIP STRUCTURE

Urbanica will form a joint venture with National Housing Partnership Foundation (NHPF), General Air Conditioning & Heating (MBE), and the Minority Investment Fund to form the ownership structure of the project's commercial section. By forming a JV, we will be able to take advantage of the specialties of each contractor and maximize minority participation in the developer team.

Urbanica is an experienced developer with successful track record in Roxbury and has a positive reputation for minority hiring. It will manage overall buyouts, coordinate all contractors, correspond with consultants, monitor the status and quality of construction, ensure the compliance of Boston Residents Jobs Policy, etc.

General Air is a HVAC contractor founded by Leroy Alexander, an African American. General Air has over 35 years of industry experience and provides a range of services from project definition to commission & build out, to service & maintenance. It will manage the Mechanical, Electrical, Plumbing, Fire Alarm and Fire Protection subcontractors.

When selecting subcontractors, the developer team will make best efforts to reach and exceed the goals specified in the Boston Residents Jobs Policy for Boston residents/minority/women hiring. Please refer to the section of inclusionary plan for hiring during construction.

BEI PROGRAM

Besides, the team will work with Eastern Bank and their Business Equity Initiative (BEI). BEI was launched by the Eastern Bank Charitable Foundation in April 2017, with a mission to mitigate growing inequality by combining business growth, supplier partnerships, and transformative community development as a means of addressing growing wealth and income inequality in Massachusetts. The Initiative is focused on growing enterprises of color by leveraging Eastern's networks and philanthropic dollars as well as providing targeted, customizable growth tools including embedded trusted strategic advisors, operational support, growth capital, and market access to enterprises of color positioned for growth. This Initiative will begin with Black and Latino businesses, because research shows us that this is where the inequities and wealth gap is the greatest.

The envisioned impact of the BEI includes stronger balance sheets, expanded and deeper supplier relationships between these enterprises and anchor institutions, job creation for residents of color, and the potential for greater civic engagement by the owners of color and their workforce.

OWNERSHIP / FINANCING

As part of the project's equity, the team will set up an investment fund composed of a number of small investors. Each investor may invest a small share (as low as \$5,000) into the fund. This opportunity will be available exclusively to minority investors. Total amount of fund to be raised is expected to be about 10% of the total equity of the commercial section.

5.1

DIVERSITY + INCLUSION PLAN

Most development projects typically work with high net worth individuals or institutions, where the threshold is too high for smaller investors. With this crowd fund, we will set a relatively low investment threshold so that more people can participate. By establishing an exclusive crowd fund, we are sharing ownership interest with minority investors. They will be able to benefit from the profits of the project, diversify their portfolio, and build longer term wealth.

The team will also provide technical and financial assistance to help minorities to understand the fund and get the investment principle.

AFFIRMATIVE FAIR HOUSING MARKETING

The team of the New Pier 5 project is fully committed to complying with the City of Boston Affirmative Fair Housing Marketing Program. We have a very strong team with a good working knowledge of Boston's neighborhoods and will develop and implement a plan to increase access and awareness to the housing opportunities and to attract an applicant pool that mirrors the racial composition of the City as a whole.

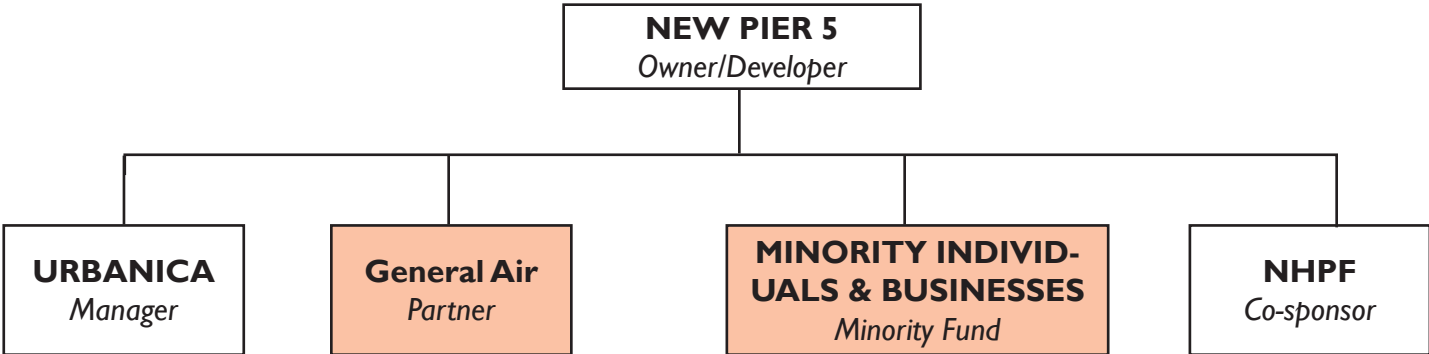
The plan will be developed and implemented by the former City of Boston, Fair Housing Commission Director who authored the expanded program currently required by the City of Boston to expand housing to expand housing opportunities to all Boston residents.

OPERATIONS

Throughout its history, UHM has made a strong commitment to providing housing, services, employment and business opportunities to minorities and women. As a corporation, we live our philosophy of encouraging minority participation within the corporation at all levels—on the projects we develop, as well as on the projects we manage.

UHM will strengthen the communities it serves through employment and wealth building opportunities by ensuring that its purchasing and contracting activities utilize business enterprises that employ or are owned by local residents, minorities, women, or other disadvantaged individuals. To the extent possible,

OWNERSHIP / FINANCING STRUCTURE



 M/WBE

DEVELOPMENT TEAM

This proposal incorporates the work of a diverse design/development team by including as many minorities as possible. Some of the M/WBEs we will be working with are listed below. As the need for other consulting services arises throughout the development process, we'll identify more M/WBEs for hiring.

- Stephen Chung (Architect)
- Mikyoung Kim Design(Landscape Architect)
- General Air Inc(Partner & Construction trade)
- L.H. Daniels, Associates (Diversity Consultant)
- Victoria L. Williams (Affirmative Marketing Consultant)
- Maloney Properties (Residential Marketing)
- RSE Associates (Structural Engineer)
- Fernandez & Associates (Mechanical/Electrical/Plumbing/Fire Alarm/Fire Protection Engineer)
- McKenzie & Associates, P.C. (Attorney)
- UHM (Property Management)

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NEW PIER 5
Book II: Design Submission

Submitted by

URBANICA
January 2021

p3

DESIGN SUBMISSION



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BOOK 2: DESIGN SUBMISSION

P3 DESIGN SUBMISSION

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“By bringing activities for people of all ages to the Navy Yard, we hope to encourage a more inclusive and equitable waterfront for Boston’s residents and visitors to enjoy,” said Mayor Walsh. “The Navy Yard is a place of national historic significance, and we are pleased with the creative proposals we received and the selections that will be moving forward this summer. We look forward to continuing to work with the community to ensure that the Navy Yard is a welcoming public space while celebrating and respecting its history.”



“Friends of the Charlestown Navy Yard is excited to see the implementation of the activation and programming initiatives,” said Michael Parker, Chairperson of the Friends of the Charlestown Navy Yard, “The initiatives selected will highlight the Navy Yard’s maritime culture and the outdoor activities will bring the Charlestown community together along its beautiful waterfront.”







3.1

RFP GUIDELINES + DESIGN SUMMARY

RFP GUIDELINES + DESIGN SUMMARY

MASSING, HEIGHT, AND ARCHITECTURAL DESIGN

1. A rebuilt pier must occupy the same footprint as the current pier or a smaller footprint but within current boundaries. Floating structures may be outside of the footprint of the current pier.

RESPONSE: Our proposed project proposes the reconstruction of the pier of similar dimensions with improved elevation to meet Climate Ready Boston (BCB) guidelines. Certain treatments along the edges of the pier will be designed to create better engagement with the water, but in all cases within the existing footprint of the pier.

2. The form of new construction shall create desirable year-round conditions of sun and shade for adjacent buildings, open spaces, streets, and sidewalks.

RESPONSE: Our proposed project is designed to engage a diverse range of demographics through all seasons. The south-facing promenade, rooftop green, and waterfront park will provide a comfortable environment throughout the year. Given the low risk nature of this development coupled with Chapter 91 setbacks, the impact of shadow and winds will be minimal on surrounding areas and the Watersheet.

3. New buildings shall be constructed of materials that are compatible with those found in existing CNY structures. The use of these materials should be clearly contemporary, not imitative of an earlier style or period.

RESPONSE: The design of the building and its materials are inspired by maritime qualities of the site and its history, but reinterpreted to meet the contemporary aesthetic. The desire to create a singular and strong iconic form on the waterfront with the building form following movement to the rooftop is the primary idea. While the building form assumes the long industrial and maritime language of wharf buildings, the building has several scaling elements that create a personal and human-scale – including arrival experience with the market entry and stair/promenade details, the texture of the surface materials, ground floor cadence, breakdown of the length of the building into three segments, treatment of fenestration/windows, delineation of the rooftop.

4. The building height should be compatible with existing building heights in the area, with a maximum height of 35 feet. The design should recognize the visually prominent location of the Leased Premises and minimize disrupting the views of existing residents.

RESPONSE: Our proposed project assumes a height of 35' as suggested by the RFP, however, given the mandate of the project to create a rooftop garden and continuous public access, certain areas towards the waterfront may go up to 55' while certain areas of the building towards the boardwalk would be zero (bottom of the stair). We believe that on average this building is no more than 35' tall.

RFP GUIDELINES + DESIGN SUMMARY

ACCESS, CIRCULATION, CONNECTIVITY, AND CONTINUITY

Proponents should explore strategies to minimize the need for parking by encouraging car and ridesharing services and the use of Blue Bike shared bicycle stations, to decrease parking needs.

RESPONSE: The project team has reached out to Flagship Wharf Garage, located at the below-ground spaces of the Flagship Wharf building. The team was informed that there are currently more than 100 parking spaces available at their spaces, which could be further used to serve the residents at New Pier 5. Besides, a valet service is an available option in place to serve the other uses of New Pier 5.

OPEN SPACE AND PUBLIC REALM

1. New buildings should be innovatively designed and programmed to activate frontage and reinforce the streetscape with thoughtful contributions to the public realm.

RESPONSE: Our proposed project is designed to promote a continuous walkable and bikeable environment around its entire periphery. The built form on the ground floor is activated with retail, community, and arts-related facilities with minimal lobby spaces for residential above. Service areas are largely allocated to the northside and will be treated in a visually friendly manner.

2. Landscaping site improvements should include the use of loam and seed on all non-paved areas of the Leased Premises. New trees, shrubs, and other plantings are strongly encouraged at both the property lines and within the Leased Premises. Any exposed concrete foundation should be screened by landscaping treatment.

RESPONSE: Our design proposes that the entire roof will be publicly accessible and will create a diversity of beneficial experiences for both residents and the surrounding community. Functioning as the heart of the project's inclusive mission, the flat elevation of the roof contains community garden plots, as well as some harvest areas for the adjoining restaurant. Pathways breakthrough the rows of planting to encourage enjoyment of the view. The community garden zone itself is productive but low-profile, minimizing obstruction for the surrounding buildings.

The restaurant contains an outdoor dining area overlooking the prow of the pier and the water's horizon, flanked by rows of fruit trees which connect back towards the ramp, as well as elevated planting beds of fragrant herbs and lush plantings which incorporate seating for restaurant bar patrons and visitors to the site.

3. Fencing type and height should be designed and selected to reflect location and function properly.

RESPONSE: Our proposed project is designed following the character of the Charlestown Navy Yard and follows the Charlestown Navy Yard wayfinding guidelines.

4. Disposal areas, accessory storage areas or structures, and dumpsters should be placed at the rear of the Leased Premises and appropriately screened from view.

RESPONSE: Our proposed project is designed to provide service access from 8th Street and along the north side of the pier/building. A two-way curb less driveway will connect along the length of the pier to

3.1

RFP GUIDELINES + DESIGN SUMMARY

RFP GUIDELINES + DESIGN SUMMARY

provide service access to the entirety of the building. Service docks will be screened from public view appropriately.

5. The selected proponent must repair and/or replace, as appropriate, any alteration or damage of existing sidewalks, paving, lights, and street trees that occur during construction.

RESPONSE: The project will seek to minimize the construction impact while fulfilling the action guidelines per the requirements of related public departments and agencies.

RESILIENCY AND SUSTAINABILITY GUIDELINES

Proposed projects should support the community's and City of Boston's Carbon Free, Climate Resilient, and Healthy Community goals including the 2019 Carbon Free Boston report and DND's Zero Emission Buildings guidebook for affordable housing projects.

1. Greenhouse Gas Reduction: Proposed projects should exemplify Mayor Walsh's Carbon Free 2050 goals by striving for zero-carbon or positive energy performance. Proposals should include a preliminary Zero Carbon Building Assessment that models a low energy building with an enhanced envelope and efficient systems, includes on-site renewable energy, and identifies off-site renewable assets, credits, or certificates sufficient for achieving zero carbon emissions. Assess strategies in a first and life cycle costs analysis.

RESPONSE: The proposed development will seek the zero carbon emission by working closely with the energy consultant from the stage of initial design and across all the development process. Preliminary energy performance is included in the section of Energy Narrative.

2. Higher Temperatures & Heat Events: Proposed projects should reduce heat exposure and heat retention in and around the building. Strategies should include the use of higher albedo building and paving materials and increased shade areas through landscaping, expanded tree canopy, and shade structures. Consider the inclusion of Green Roofs with plantings, especially for smaller sites that may include less open space.

RESPONSE: The proposed green roof will significantly reduce the impacts of the urban heat island effect around the building. Further, the materials and landscape strategies of the promenade and the waterfront park will be chosen to mitigate the urban heat island effect. By incorporating landscape strategies on the roof via vegetation, the green roof will significantly reduce the roof temperature during the summer months and remove heat from the air via evapotranspiration.

3. More Intense Precipitation: Proposed projects should integrate strategies to both mitigate the impact of stormwater flooding to the site and reduce the Property's contribution to stormwater flooding in the neighborhood. Strategies should focus on previous site materials, enhanced landscaping and Low Impact Development measures to capture and infiltrate stormwater.

RESPONSE: Public spaces and the rooftops will be designed to capture stormwater while simultaneously addressing storm surges. The proposed project could use the stormwater captured from the roof of the building to further irrigate the landscape. By retaining a portion of the stormwater on-site, the stormwater harvesting system would benefit the residents of the property and the greater community.

4. Rising Sea Levels: Proposed projects should reduce risks of coastal and inland flooding through elevating the base floor,

RFP GUIDELINES + DESIGN SUMMARY

critical utilities, mechanical systems, and infrastructure above anticipated flood levels. Proposed projects should utilize flood-proof materials below any future flood level and relocate vulnerable uses to higher floors.

RESPONSE: Along the long edge of the pier, a sculpted edge creates spaces for seating and enjoyment of the view breaking intermittently to allow planks down to the floating docks that are a water access point for the public for small, agile crafts such as kayaks. The floating docks will serve the sailing center as a new option for launching and docking. Trees reinforce the rhythm of the building here and provide shade to the animated public edge and a windbreak for the Harborwalk.

According to BPDA Zoning viewer, the base flood elevation for the site is 19.5 BCB. The project design considers this, with the ground floor set to be above the base flood elevation of 24' for critical facilities and 12 ft for other buildings and uses. The design follows the guidelines outlined in the overlay that applies to areas that could be inundated during a major coastal storm event.

5. Sheltering in Place: Proposed projects should provide for a cool/warm community room and essential systems to allow for extended sheltering in place and accommodation of local residents during an extreme weather event or an extended disruption of utility services.

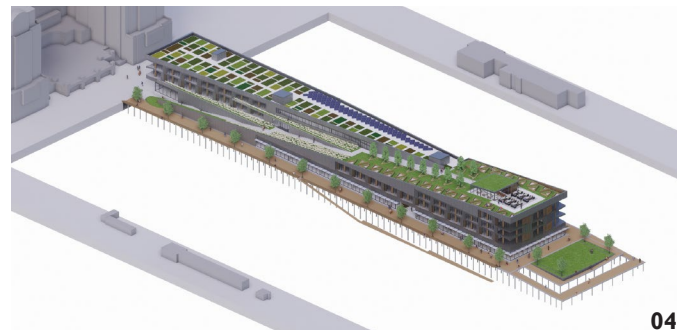
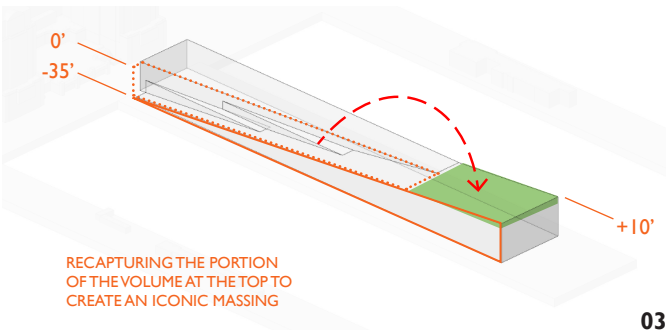
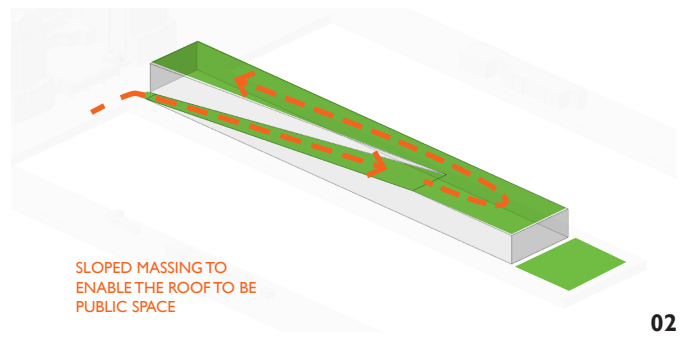
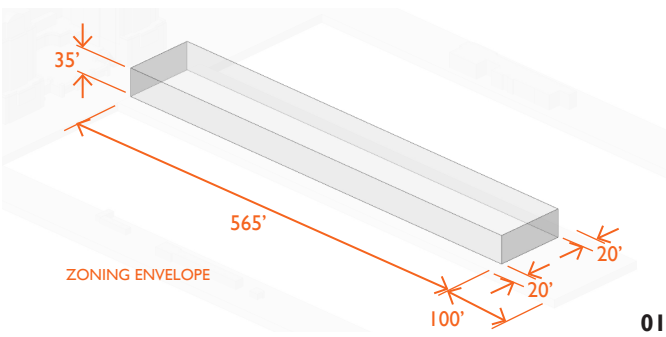
RESPONSE: The proposal has around 2,000 sf community room to function for sheltering in place during an extreme weather event or extended disruption of utility services. Essential system will be designed and provided to serve for the emergency uses.

GREEN BUILDING DESIGN GUIDELINES

The Charlestown Navy Yard Pier 5 project will address and exceed Boston's resiliency and sustainability guidelines. The project will incorporate strategies into the design in support of Mayor Walsh's Carbon Neutral Boston 2050 commitment. The project will strive to be zero carbon. Preliminary carbon emissions and energy modeling results are included at the end of this section. The buildings will employ flood resistant construction techniques due to its location in flood zone AE. The site will construct and operate a rainwater recharge system, constructed to manage significant rainfall on site. The project will include resilient design to address sheltering in place during an emergency by providing a community space, serving as a gathering spot for neighbors, providing access to potable water during emergencies, and including charging stations for residents and community members.

Please refer to Section - "Resilient Development and Green Building Strategies" for more details.

3.1 RFP GUIDELINES + DESIGN SUMMARY



NEW PIER 5

INTRODUCTION

Our Proposal for Pier 5 seeks to return the majority of the pier as a public space to the residents, visitors, and employees of Charlestown while achieving 100% affordable housing on this spectacular site. This is achieved by creating a continuous public promenade around the building with a public park at the end of the pier. The majority of the building footprint is designed as a public rooftop park. The resulting form of the building is designed to create a visual icon for Charlestown both from the landside and waterside, for the area now has a nondescript image*. Such iconic character is created, not by a tall building or its architectural elements, but by creating an elevated park and a building form that is derived from the language of long industrial buildings, and shaped by the ascent to the rooftop.



3.2 DESIGN NARRATIVE

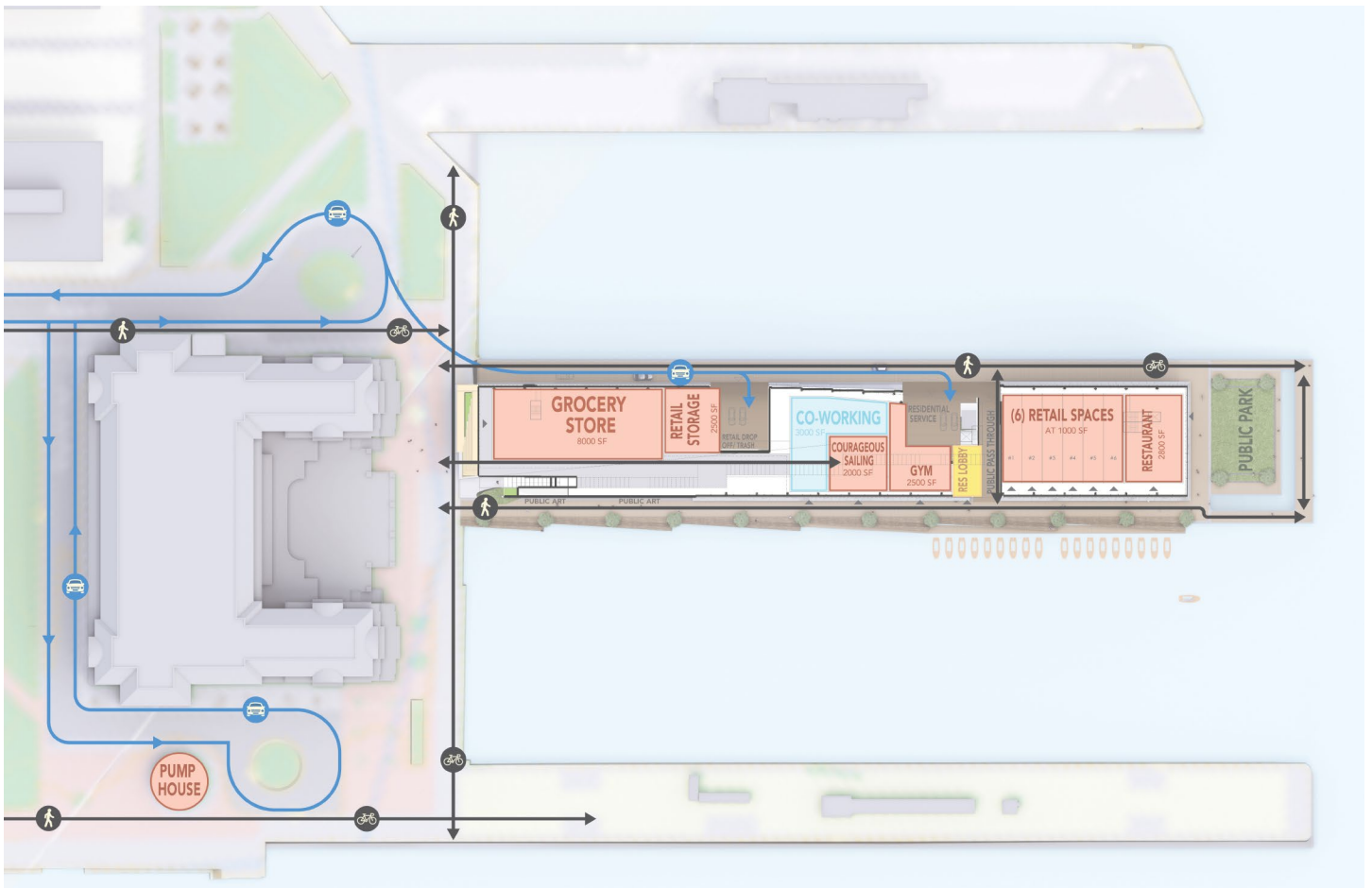


The building is designed to engage a diversity of demographics and provide a variety of experiences as you move through, and around it.

Imagine:

- *Coming home on your bicycle and walking up the ramp to your floor with your bike*
- *Living on the waterfront with uninterrupted views*
- *Walking to the waterfront to stroll along and enjoy the beautifully designed promenade (the edge) sunbathe at the waterfront park (the prow)*
- *Accessing the rooftop through public elevators along the edge*
- *Walking down from the waterfront park and touching the water and experiencing the shifting tides*
- *Grabbing groceries at the food market while you may get products from the rooftop community garden*
- *Picking up a sandwich from the market and walking up to one of the terraces on the roof on a warm spring afternoon enjoying the stunning views*
- *Jogging around the promenade and up to the roof to record 5k, 10k*
- *Strolling the protected walkways in the winter months*
- *Enjoying the ice-skating rink at the prow*
- *Walking up to the roof to tend to your community garden plot*
- *Sitting up on the rooftop restaurant and bar enjoying farm to table meals*
- *Having access to day-to-day amenities such as dry cleaners, hair and nail salons, or specialist art and culture workshops on the ground floor*
- *Learning how to sail with courageous sailing's new amenities*
- *Using renewable sources of energy from solar etc.*

3.3 CIRCULATION PLAN



Pier 5

Project Address	Eighth Street	Eighth Street
Parcel ID	203505550	203505600
Zoning District	Harbor Park, Charlestown Waterfront	
Zoning Subdistrict	Charlestown Navy Yard	
Overlays	Navy Yard	

Use Regulation

	Zoning	Variance?
Residential Uses	Allowed	No
Open Space Recreational Uses	Allowed	No
Marina Amenity Uses	Allowed	No
Restaurant Uses	Allowed	No
Community Uses	Allowed	No
Local Retail/Service Uses	Allowed	No

Dimensional Regulation

	Zoning	Proposal	Variance?
Occupancy Limits for New Development Area(Pier 5)	245,000sf	110,300sf	No
Required Setback at Sides of Piers	12'	19'	No
Required Setback at Ends of Piers	35'	100'	No
	55' for 150' back from the end of the Pier, 75' for the remainder of the Pier	35' -45'	No
Maximum Building Height			

Off-Street Parking

Section 42F-10	Per Large Project Review
-----------------------	---------------------------------

on Pier 5, no more parking than is needed to satisfy parking needs for the Proposed Project on Pier 5, as determined by the Boston Redevelopment Authority in its Adequacy Determination for the Proposed Project, issued pursuant to Large Project Review.

Off-Street Parking

Section 42F-12	Per Large Project Review
-----------------------	---------------------------------

3.5

RESILIENT DEVELOPMENT AND GREEN BUILDING STRATEGIES

1. Green Buildings: Achieve and surpass the United States Green Building Council's ("USGBC") requirements for LEED Platinum Certification with a minimum requirement of LEED Silver Certification or Certifiability. Projects seeking certification should be registered upon tentative designation and certified by the USGBC within one year of construction completion, if applicable.

RESPONSE: The project strives to be environmentally responsible in its design, construction process, and future operations. Consistent with these goals, the project will be designed to meet City Of Boston requirements by achieving LEED Certifiability under the BD+C: Homes rating system, in addition to Energy Platinum Certification with a minimum requirement of LEED Silver Certification or Certifiability. Projects seeking certification should be registered upon tentative designation and certified by the USGBC within one year of construction completion, if applicable.

2. Integrated Project Planning: Include a LEED Accredited Professional(s) with the appropriate specialty(s) and, for residential uses, a LEED Homes Rater. Proposals should describe the team's approach to integrated project planning, including the use of preliminary and whole building energy modeling.

RESPONSE: An integrative process will facilitate the design and development team's achievement of green objectives throughout the project life cycle. The project team will include LEED Accredited Professionals and LEED Green Rater to ensure a complete, integrated approach to design, construction, operations, and maintenance. Sustainable design focused meetings will be held during schematic design and the team will review and confirm the sustainable design and energy efficiency goals. A preliminary energy use assessment will be conducted by performing energy modeling for each unit. As the project develops, regular design meetings will be held to ensure the entire team is engaged throughout the design and construction process.

3. Site Development: Employ strategies to eliminate construction phase environmental impacts including off-site tracking of soils and construction debris. Site designs should include strategies to reduce heat island and storm water runoff impacts, and promote area natural habitats.

RESPONSE: During construction, the project will provide a Storm Water Pollution Prevention Plan per the City of Boston requirements. The construction team will develop and implement an Erosion and Sedimentation Control Plan for the duration of construction. The project will develop a construction and demolition waste management plan that establishes waste diversion goals. In order to mitigate heat island impacts, the project will include light colored pedestrian oriented hardscape and vegetated open spaces. The project will include a rainwater management and mitigation plan to capture, store and recharge the rainwater. The project will strive to infiltrate stormwater runoff for a 95th percentile 24-hour storm event.

4. Connectivity: Promote and support non-personal vehicle means of travel including walking and bicycling, public transit, and reduced personal vehicle travel. Strategies should include easily accessible, secure and enclosed bicycle storage space (see Boston Bicycle Parking Guidelines⁸), shared parking, transit pass programs, and car and bike share programs. Other elements that promote connectivity include open space courtyards with landscaping and seating, desire-line footpaths, public viewing areas, and communal gardening spaces.

RESPONSE: The project is in close proximity to several public services and has access to MBTA bus routes and the Charlestown Navy Yard Ferry. In addition to promote bicycle use, the project will include bicycle storage. The project team will work with the local bike sharing company to investigate the options for locating a sharing dock at the project location.

5. Water Efficiency: Minimize water use and reuse storm and wastewater. Strategies should include low flow plumbing fixtures; rainwater harvesting for gardens and building systems and ground water recharging; and drought resistant planting and non-potable water irrigation.

RESPONSE: The project will include specifications for low flow and high efficiency plumbing fixtures within to reduce the amount of potable water used throughout the building. The site will utilize native, adaptive, and/or drought tolerant plant species that require limited irrigation.

6. Energy Efficiency: Building designs that minimize all energy uses with a priority on passive building strategies. Small residential buildings should target a HERS Index of 40 (current Massachusetts Stretch Code is 55). Large residential / commercial buildings should target modeled performance 25% below the current Massachusetts Stretch Code.

a. Passive building strategies should include: building orientation and massing; high performance building envelopes that are airtight, well insulated, have appropriate window to wall ratios, and include high efficiency windows and doors; and natural ventilation and daylighting.

b. Active building strategies should include: Energy Star high efficiency appliances and equipment; dedicate outside air system with energy recovery ventilation; air and ground source heat pump systems for building thermal conditioning and hot water systems; and high efficiency LED lighting fixtures and advanced lighting control systems and technologies.

RESPONSE: The team will analyze efficiency measures during the design process and account for the results in design decision making. The project will meet stretch energy code by providing a HERS rating and meeting Energy Star certification, in addition to targeting an HERS Index of under 40.

7. Renewable, Clean Energy Sources and Storage: Include and maximize the potential for onsite solar PV. Additionally, clean energy (e.g. combined heat and power), electric battery, and thermal energy storage systems should be considered.

RESPONSE: To meet the zero carbon emissions goal, priority will be given to creating and integrating passive systems, for heating, cooling, and daylighting. The project will explore uses of solar PV and solar thermal domestic hot water.

8. Energy Efficiency Incentives: Fully utilize any available federal, state, and utility energy efficiency and renewable energy programs.

RESPONSE: The project will work with utility companies and Mass Save to determine what programs and incentives are available for the project.

9. Indoor Environmental Quality: Provide high quality healthy indoor environments by utilizing strategies that include extended roof overhangs, proper ground surface drainage and non-paper gypsum board in moist areas; passive and active fresh air systems and active ventilation at moisture and combustion sources; building products and construction materials that are be free of VOC's, toxins, hazardous chemicals, pollutants and other contaminants; entryway walk-off mats and smooth floors that reduce the presence of asthma triggers, allergens and respiratory irritants; and easily cleaned and maintained finishes.

RESPONSE: The building will have a healthy interior environment generated through the use of low-VOC containing interior construction and finish materials and maintained through an efficient ventilation system in compliance with ASHRAE 62.1-2010. In accordance with LEED the buildings will be non-smoking, and no smoking will be allowed within 25 feet of the building. The construction management team will develop and implement a compliant Indoor Air Quality Management Plan for the construction and pre-occupancy phases of the project.

10. Materials Selection: Include sustainably harvested and responsibly processed materials. Strategies should include products made with recycled and reclaimed materials; materials and products from responsibly harvested and rapidly renewable sources; and locally sourced products and materials (within 500 miles).

RESPONSE: Careful material selection will be performed for the project. Where possible the project hopes to integrate products that have Environmental Product Declarations, sourcing of raw materials and corporate sustainability reporting, and Material Ingredients disclosures. The project will use locally sourced materials, such as aggregate located within 500 miles of the site.

11. Innovation: Utilize both “off-the-shelf” products and practices as well as innovative strategies and “cutting edge” products to increase the sustainability and performance of the building.

RESPONSE: The project team will explore innovative approaches to design and maintenance including green housekeeping and pest management programs.

HOME ENERGY RATING CERTS FOR TYPICAL UNITS

Home Energy Rating Certificate
Projected Report

Rating Date:
Registry ID:
Ekotrope ID: bL7mrNav

CLEAResult®

HERS® Index Score:
Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

-3

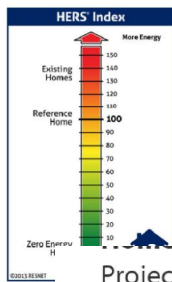
Annual Savings
\$2,329
*Relative to an average U.S. home

Home:
Sample 1 BR Unit
Charlestown, MA 02129
Builder:
Urbanica

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	0.9	\$55
Cooling	0.2	\$16
Hot Water	1.0	\$64
Lights/Appliances	10.6	\$670
Service Charges		\$84
Generation (e.g. Solar)	13.6	-\$804
Total:	12.7	\$84

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type: Apartment, inside unit
Model: N/A
Community: N/A
Conditioned Floor Area: 700 ft²
Number of Bedrooms: 1
Primary Heating System: Air Source Heat Pump • Electric • 3 COP
Primary Cooling System: Air Source Heat Pump • Electric • 15 SEER
Primary Water Heating: Water Heater • Electric • 3.93 Energy Factor
House Tightness: 0.06 CFM50 / s.f. Shell Area
Ventilation: 50 CFM • 38.5 Watts
Duct Leakage to Outside: Untested
Above Grade Walls: R-36
Ceiling: Adiabatic, R-30

Rating Completed by:

Energy Rater: Nicholas Abreu
RESNET ID: 8368122
Rating Company: CLEAResult
50 Washington Street
866-342-9989
Rating Provider: CLEAResult
50 Washington Street
866-342-9989



Projected Report

Registry ID:
Ekotrope ID: j2r5p3zv

CLEAResult



HERS® Index Score:
Your home's HERS score is a relative performance score. The lower the number, the more energy efficient the home. To learn more, visit www.hersindex.com

-3

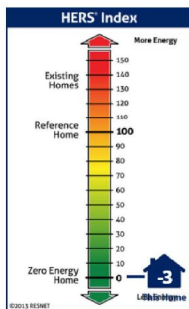
Annual Savings
\$2,329
*Relative to an average U.S. home

Home:
Sample 1 BR Unit 3rd Floor
Charlestown, MA 02129
Builder:
Urbanica

Your Home's Estimated Energy Use:

	Use [MBtu]	Annual Cost
Heating	0.9	\$55
Cooling	0.2	\$16
Hot Water	1.0	\$64
Lights/Appliances	10.6	\$670
Service Charges		\$84
Generation (e.g. Solar)	13.6	-\$804
Total:	12.7	\$84

This home meets or exceeds the criteria of the following:



Home Feature Summary:

Home Type: Apartment, inside unit
Model: N/A
Community: N/A
Conditioned Floor Area: 700 ft²
Number of Bedrooms: 1
Primary Heating System: Air Source Heat Pump • Electric • 3 COP
Primary Cooling System: Air Source Heat Pump • Electric • 15 SEER
Primary Water Heating: Water Heater • Electric • 3.93 Energy Factor
House Tightness: 0.06 CFM50 / s.f. Shell Area
Ventilation: 50 CFM • 38.5 Watts
Duct Leakage to Outside: Untested
Above Grade Walls: R-36
Ceiling: Adiabatic, R-30
Window Type: U-Value: 0.22, SHGC: 0.27
Foundation Walls: N/A

Rating Completed by:

Energy Rater: Nicholas Abreu
RESNET ID: 8368122
Rating Company: CLEAResult
50 Washington Street
866-342-9989
Rating Provider: CLEAResult
50 Washington Street
866-342-9989



Nicholas Abreu, Certified Energy Rater
Date: 12/31/20 at 2:33 PM

ekotrope Ekotrope RATER - Version:3.2.4.2586
The Energy Rating Disclosure for this home is available from the Approved Rating Provider.
This report does not constitute any warranty or guarantee.

3.5

EMISSION SUMMARY FOR TYPICAL UNITS

Emissions Summary

CLEAResult®

Property

Sample 1 BR Unit
Charlestown, MA 02129

Organization

CLEAResult
Nicholas Abreu

Inspection Status

Results are projected

Property

Pier 5 1BR
Preliminary Design

Builder

Urbanica

Emissions by End-Use

Carbon Dioxide (CO ₂) [tons/yr]	
Heating	0.2
Cooling	0.0
Water Heating	0.2
Lights & Appliances	2.0
Photovoltaics	-2.5
TOTAL	-0.2
Sulfur Dioxide (SO ₂) [lbs/yr]	
Heating	0.4
Cooling	0.1
Water Heating	0.5
Lights & Appliances	4.9
Photovoltaics	-6.4
TOTAL	-0.4
Nitrogen Oxide (NO _x) [lbs/yr]	
Heating	0.2
Cooling	0.1
Water Heating	0.3
Lights & Appliances	2.8
Photovoltaics	-3.6
TOTAL	-0.2

Ekotrope RATER - Version 3.2.4.2586

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

Emissions Summary

CLEAResult®

PropertySample 1 BR Unit 3rd Floor
Charlestown, MA 02129**Organization**CLEAResult
Nicholas Abreu**Inspection Status**

Results are projected

PropertyPier 5 1BR
Preliminary Design**Builder**

Urbanica

Emissions by End-Use

Carbon Dioxide (CO₂) [tons/yr]

Heating	0.2
Cooling	0.0
Water Heating	0.2
Lights & Appliances	2.0
Photovoltaics	-2.5
TOTAL	-0.2

Sulfur Dioxide (SO₂) [lbs/yr]

Heating	0.4
Cooling	0.1
Water Heating	0.5
Lights & Appliances	4.9
Photovoltaics	-6.4
TOTAL	-0.4

Nitrogen Oxide (NO_x) [lbs/yr]

Heating	0.2
Cooling	0.1
Water Heating	0.3
Lights & Appliances	2.8
Photovoltaics	-3.6
TOTAL	-0.2

Ekotrope RATER - Version 3.2.4.2586

All results are based on data entered by Ekotrope users. Ekotrope disclaims all liability for the information shown on this report.

3.5 RESILIENT DEVELOPMENT + LEED CHECKLIST

LEED BD+C: Homes and Multifamily Lowrise v4 - LEED v4

Charlestown Navy Yard Pier 5 Scorecard (ID:)

Project Address Pier 5 Charlestown, Boston, MA 2129,

Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tabs.



Integrative Process		Preliminary	Y	0 of 2	M	0	Verified	0
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IPc	Integrative Process			0 of 2		0		
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Location and Transportation		Preliminary	Y	12 of 15	M	0	Verified	0
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LTP	Floodplain Avoidance			Required				Not Verified
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Performance Path

LTc	LEED for Neighborhood Development			0 of 15		0		
-----	-----------------------------------	--	--	---------	--	---	--	--

Prescriptive Path

LTc	Site Selection			5 of 8		0		
-----	----------------	--	--	--------	--	---	--	--

LTc	Compact Development			3 of 3		0		
-----	---------------------	--	--	--------	--	---	--	--

LTc	Community Resources			2 of 2		0		
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LTc	Access to Transit			2 of 2		0		
-----	-------------------	--	--	--------	--	---	--	--



Sustainable Sites		Preliminary	Y	5 of 7	M	0	Verified	0
-------------------	--	-------------	---	--------	---	---	----------	---

SSp	Construction Activity Pollution Prevention			Required				Not Verified
-----	--	--	--	----------	--	--	--	--------------

SSp	No Invasive Plants			Required				Not Verified
-----	--------------------	--	--	----------	--	--	--	--------------

SSc	Heat Island Reduction			1 of 2		0		
-----	-----------------------	--	--	--------	--	---	--	--

SSc	Rainwater Management			2 of 3		0		
-----	----------------------	--	--	--------	--	---	--	--

SSc	Nontoxic Pest Control			2 of 2		0		
-----	-----------------------	--	--	--------	--	---	--	--



Water Efficiency		Preliminary	Y	10 of 12	M	0	Verified	0
------------------	--	-------------	---	----------	---	---	----------	---

WEp	Water Metering			Required				Not Verified
-----	----------------	--	--	----------	--	--	--	--------------

Performance Path

WEc	Total Water Use			0 of 12		0		
-----	-----------------	--	--	---------	--	---	--	--

Prescriptive Path

WEc	Indoor Water Use			6 of 6		0		
-----	------------------	--	--	--------	--	---	--	--

WEc	Outdoor Water Use			4 of 4		0		
-----	-------------------	--	--	--------	--	---	--	--



Energy and Atmosphere		Preliminary	Y	32 of 38	M	0	Verified	36.5
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EAp	Minimum Energy Performance			Required				Not Verified
-----	----------------------------	--	--	----------	--	--	--	--------------

EAp	Energy Metering			Required				Not Verified
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EAp	Education of the Homeowner, Tenant or Building Manager			Required				Not Verified
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Performance Path

EAc	Annual Energy Use			29 of 29		0		36.5
-----	-------------------	--	--	----------	--	---	--	------

Performance and Prescriptive Paths

EAc	Efficient Hot Water Distribution System			2 of 5		0		
-----	---	--	--	--------	--	---	--	--

EAc	Advanced Utility Tracking			0 of 2		0		
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EAc	Active Solar-Ready Design			1 of 1		0		
-----	---------------------------	--	--	--------	--	---	--	--

EAc	HVAC Start-Up Credentialing			0 of 1		0		
-----	-----------------------------	--	--	--------	--	---	--	--

Prescriptive Path

EAp	Home Size			Required				Not Verified
-----	-----------	--	--	----------	--	--	--	--------------

EAc	Building Orientation for Passive Solar			0 of 3		0		
-----	--	--	--	--------	--	---	--	--

EAc	Air Infiltration			0 of 2		0		
-----	------------------	--	--	--------	--	---	--	--

EAc	Envelope Insulation			0 of 2		0		
-----	---------------------	--	--	--------	--	---	--	--

EAc	Windows			0 of 3		0		
-----	---------	--	--	--------	--	---	--	--

EAc	Space Heating & Cooling Equipment			0 of 4		0		
-----	-----------------------------------	--	--	--------	--	---	--	--

EAc	Heating & Cooling Distribution Systems			0 of 3		0		
-----	--	--	--	--------	--	---	--	--

EAc	Efficient Domestic Hot Water Equipment			0 of 3		0		
-----	--	--	--	--------	--	---	--	--

EAc	Lighting			0 of 2		0		
-----	----------	--	--	--------	--	---	--	--

EAc	High-Efficiency Appliances			0 of 2		0		
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EAc	Renewable Energy			0 of 4		0		
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RESILIENT DEVELOPMENT + LEED CHECKLIST



Materials and Resources		Preliminary	Y	1.5 of 10	M	0	Verified	0
MRp	Certified Tropical Wood	Required					Not Verified	
MRp	Durability Management	Required					Not Verified	
MRc	Durability Management Verification	1 of 1			0			
MRc	Environmentally Preferable Products	0.5 of 4			0			
MRc	Construction Waste Management	0 of 3			0			
MRc	Material-Efficient Framing	0 of 2			0			



Indoor Environmental Quality		Preliminary	Y	8 of 16	M	1	Verified	0
EQp	Ventilation	Required					Not Verified	
EQp	Combustion Venting	Required					Not Verified	
EQp	Garage Pollutant Protection	Required					Not Verified	
EQp	Radon-Resistant Construction	Required					Not Verified	
EQp	Air Filtering	Required					Not Verified	
EQp	Environmental Tobacco Smoke	Required					Not Verified	
EQp	Compartmentalization	Required					Not Verified	
EQc	Enhanced Ventilation	2 of 3			0			
EQc	Contaminant Control	0 of 2			0			
EQc	Balancing of Heating and Cooling Distribution Systems	2 of 3			0			
EQc	Enhanced Compartmentalization	0 of 1			0			
EQc	Combustion Venting	2 of 2			0			
EQc	Enhanced Garage Pollutant Protection	2 of 2			0			
EQc	Low-Emitting Products	0 of 3			1			



Innovation		Preliminary	Y	2 of 6	M	0	Verified	0
INp	Preliminary Rating	Required					Not Verified	
INc	Innovation	1 of 5			0			
INc	LEED Accredited Professional	1 of 1			0			



Regional Priority		Preliminary	Y	1 of 4	M	0	Verified	0
RPc	Regional Priority	1 of 4			0			

Point Floors

The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere	<input type="text" value="Yes"/>
The project earned at least 3 points in Water Efficiency	<input type="text" value="No"/>
The project earned at least 3 points in Indoor Environmental Quality	<input type="text" value="No"/>

Total	Preliminary	Y	71.5 of 110	M	1	Verified	36.5
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Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110

RESILIENT DEVELOPMENT + CLIMATE RESILIENCY CHECKLIST**Climate Resiliency Checklist****NOT FOR FILING**

NOTE: Project filings should be prepared and submitted using the online [Climate Resiliency Checklist](#).

A.1 - Project Information

Project Name:	New Pier 5			
Project Address:	Pier 5, Charlestown, Boston, MA			
Project Address Additional:				
Filing Type (select)	NA			
Filing Contact	Kamran Zahedi	Urbanica, Inc.	kzahedi@urbanica boston.com	617-654-8900
Is MEPA approval required	NA		1/03/2021	

A.3 - Project Team

Owner / Developer:	New Pier 5, LLC			
Architect:	CBT, Stephen Chung			
Engineer:	Fernandez & Associates, Fort Point Associates, RSE Associates, etc.			
Sustainability / LEED:	CLEAResult			
Permitting:	Fort Point Associates			
Construction Management:	Urbanica Construction			

A.3 - Project Description and Design Conditions

List the principal Building Uses:	Residential , Public Park, Community and Commercial Space, Urban farm
List the First Floor Uses:	Public Park, Community and Commercial Space
List any Critical Site Infrastructure and or Building Uses:	

Site and Building:

Site Area:	83000 SF	Building Area:	110,300 SF
Building Height:	35-55 Ft	Building Height:	3-4 Stories
Existing Site Elevation – Low:	Unknown	Existing Site Elevation – High:	Unknown
Proposed Site Elevation – Low:	Unknown	Proposed Site Elevation – High:	Unknown
Proposed First Floor Elevation:	Unknown	Below grade levels:	0 Story

Article 37 Green Building:

LEED Version - Rating System :	V4	LEED Certification:	No
Proposed LEED rating:	Gold	Proposed LEED point score:	71.5 Pts.

RESILIENT DEVELOPMENT + CLIMATE RESILIENCY CHECKLIST

Building Envelope

When reporting R values, differentiate between R discontinuous and R continuous. For example, use “R13” to show R13 discontinuous and use R10c.i. to show R10 continuous. When reporting U value, report total assembly U value including supports and structural elements.

Roof:	R41	Exposed Floor:	R33.9
Foundation Wall:	R37.5	Slab Edge (at or below grade):	(R)

Vertical Above-grade Assemblies (%'s are of total vertical area and together should total 100%):

Area of Opaque Curtain Wall & Spandrel Assembly:	0%	Wall & Spandrel Assembly Value:	(U)
Area of Framed & Insulated / Standard Wall:	85%	Wall Value:	R37.5
Area of Vision Window:	14%	Window Glazing Assembly Value:	U0.16
		Window Glazing SHGC:	(SHGC)
Area of Doors:	1%	Door Assembly Value:	(U)

Energy Loads and Performance

For this filing – describe how energy loads & performance were determined

To be determined			
Annual Electric:	(kWh)	Peak Electric:	(kW)
Annual Heating:	(MMbtu/hr)	Peak Heating:	(MMbtu)
Annual Cooling:	(Tons/hr)	Peak Cooling:	(Tons)
Energy Use - Below ASHRAE 90.1 - 2013:	%	Have the local utilities reviewed the building energy performance?:	Yes / no
Energy Use - Below Mass. Code:	%	Energy Use Intensity:	(kBtu/SF)

Back-up / Emergency Power System

Electrical Generation Output:	(kW)	Number of Power Units:	
System Type:	(kW)	Fuel Source:	

Emergency and Critical System Loads (in the event of a service interruption)

Electric:	(kW)	Heating:	(MMbtu/hr)
		Cooling:	(Tons/hr)

RESILIENT DEVELOPMENT + CLIMATE RESILIENCY CHECKLIST

B – Greenhouse Gas Reduction and Net Zero / Net Positive Carbon Building Performance

Reducing GHG emissions is critical to avoiding more extreme climate change conditions. To achieve the City’s goal of carbon neutrality by 2050 new buildings performance will need to progressively improve to net carbon zero and positive.

B.1 – GHG Emissions - Design Conditions

For this Filing - Annual Building GHG Emissions:

For this filing - describe how building energy performance has been integrated into project planning, design, and engineering and any supporting analysis or modeling:

Energy efficiency and greenhouse gas reduction are considered in design and engineering;

Describe building specific passive energy efficiency measures including orientation, massing, envelop, and systems:

Buildings are connected to reduce energy emission. Green roofs are used to absorb greenhouse gas. Building envelops are tight.

Describe building specific active energy efficiency measures including equipment, controls, fixtures, and systems:

Energy-efficient appliances will be used. Solar panels will be installed on roof tops.

Describe building specific load reduction strategies including on-site renewable, clean, and energy storage systems:

Solar energy will be used.

Describe any area or district scale emission reduction strategies including renewable energy, central energy plants, distributed energy systems, and smart grid infrastructure:

Green roof; solar energy

Describe any energy efficiency assistance or support provided or to be provided to the project:

B.2 - GHG Reduction - Adaptation Strategies

Describe how the building and its systems will evolve to further reduce GHG emissions and achieve annual carbon net zero and net positive performance (e.g. added efficiency measures, renewable energy, energy storage, etc.) and the timeline for meeting that goal (by 2050):

C - Extreme Heat Events

Annual average temperature in Boston increased by about 2° F in the past hundred years and will continue to rise due to climate change. By the end of the century, the average annual temperature could be 56° (compared to 46° now) and the number of days above 90° (currently about 10 a year) could rise to 90.

RESILIENT DEVELOPMENT + CLIMATE RESILIENCY CHECKLIST

C.1 – Extreme Heat - Design Conditions

Temperature Range - Low:

Temperature Range - High:

Annual Heating Degree Days:

Annual Cooling Degree Days:

What Extreme Heat Event characteristics will be / have been used for project planning

Days - Above 90°:

Days – Above 100°:

Number of Heatwaves / Year:

Average Duration of Heatwave (Days):

Describe all building and site measures to reduce heat-island effect at the site and in the surrounding area:

C.2 - Extreme Heat – Adaptation Strategies

Describe how the building and its systems will be adapted to efficiently manage future higher average temperatures, higher extreme temperatures, additional annual heatwaves, and longer heatwaves:

Describe all mechanical and non-mechanical strategies that will support building functionality and use during extended interruptions of utility services and infrastructure including proposed and future adaptations:

D - Extreme Precipitation Events

From 1958 to 2010, there was a 70 percent increase in the amount of precipitation that fell on the days with the heaviest precipitation. Currently, the 10-Year, 24-Hour Design Storm precipitation level is 5.25". There is a significant probability that this will increase to at least 6" by the end of the century. Additionally, fewer, larger storms are likely to be accompanied by more frequent droughts.

D.1 – Extreme Precipitation - Design Conditions

10 Year, 24 Hour Design Storm:

Describe all building and site measures for reducing storm water run-off:

D.2 - Extreme Precipitation - Adaptation Strategies

Describe how site and building systems will be adapted to efficiently accommodate future more significant rain events (e.g. rainwater harvesting, on-site storm water retention, bio swales, green roofs):

RESILIENT DEVELOPMENT + CLIMATE RESILIENCY CHECKLIST

E – Sea Level Rise and Storms

Under any plausible greenhouse gas emissions scenario, sea levels in Boston will continue to rise throughout the century. This will increase the number of buildings in Boston susceptible to coastal flooding and the likely frequency of flooding for those already in the floodplain.

Is any portion of the site in a FEMA SFHA?	<input type="text" value="No"/>	What Zone:	<input type="text"/>
Current FEMA SFHA Zone Base Flood Elevation:			<input type="text" value="Ft BCB"/>

Is any portion of the site in a BPDA Sea Level Rise - Flood Hazard Area? Use the online BPDA SLR-FHA Mapping Tool to assess the susceptibility of the project site.	<input type="text" value="No"/>
---	---------------------------------

If you answered YES to either of the above questions, please complete the following questions. Otherwise you have completed the questionnaire; thank you!

E.1 – Sea Level Rise and Storms – Design Conditions

Proposed projects should identify immediate and future adaptation strategies for managing the flooding scenario represented on the BPDA Sea Level Rise - Flood Hazard Area (SLR-FHA) map, which depicts a modeled 1% annual chance coastal flood event with 40 inches of sea level rise (SLR). Use the online [BPDA SLR-FHA Mapping Tool](#) to identify the highest Sea Level Rise - Base Flood Elevation for the site. The Sea Level Rise - Design Flood Elevation is determined by adding either 24” of freeboard for critical facilities and infrastructure and any ground floor residential units OR 12” of freeboard for other buildings and uses.

Sea Level Rise - Base Flood Elevation:	<input type="text" value="Ft BCB"/>		
Sea Level Rise - Design Flood Elevation:	<input type="text" value="Ft BCB"/>	First Floor Elevation:	<input type="text" value="Ft BCB"/>
Site Elevations at Building:	<input type="text" value="Ft BCB"/>	Accessible Route Elevation:	<input type="text" value="Ft BCB"/>

Describe site design strategies for adapting to sea level rise including building access during flood events, elevated site areas, hard and soft barriers, wave / velocity breaks, storm water systems, utility services, etc.:

Describe how the proposed Building Design Flood Elevation will be achieved including dry / wet flood proofing, critical systems protection, utility service protection, temporary flood barriers, waste and drain water back flow prevention, etc.:

Describe how occupants might shelter in place during a flooding event including any emergency power, water, and waste water provisions and the expected availability of any such measures:

Describe any strategies that would support rapid recovery after a weather event:

RESILIENT DEVELOPMENT + CLIMATE RESILIENCY CHECKLIST

E.2 – Sea Level Rise and Storms – Adaptation Strategies

Describe future site design and or infrastructure adaptation strategies for responding to sea level rise including future elevating of site areas and access routes, barriers, wave / velocity breaks, storm water systems, utility services, etc.:

Describe future building adaptation strategies for raising the Sea Level Rise Design Flood Elevation and further protecting critical systems, including permanent and temporary measures:

A pdf and word version of the Climate Resiliency Checklist is provided for informational use and off-line preparation of a project submission. **NOTE: Project filings should be prepared and submitted using the [online Climate Resiliency Checklist](#).**

For questions or comments about this checklist or Climate Change best practices, please contact: John.Dalzell@boston.gov

3.6 SITE + CONTEXT

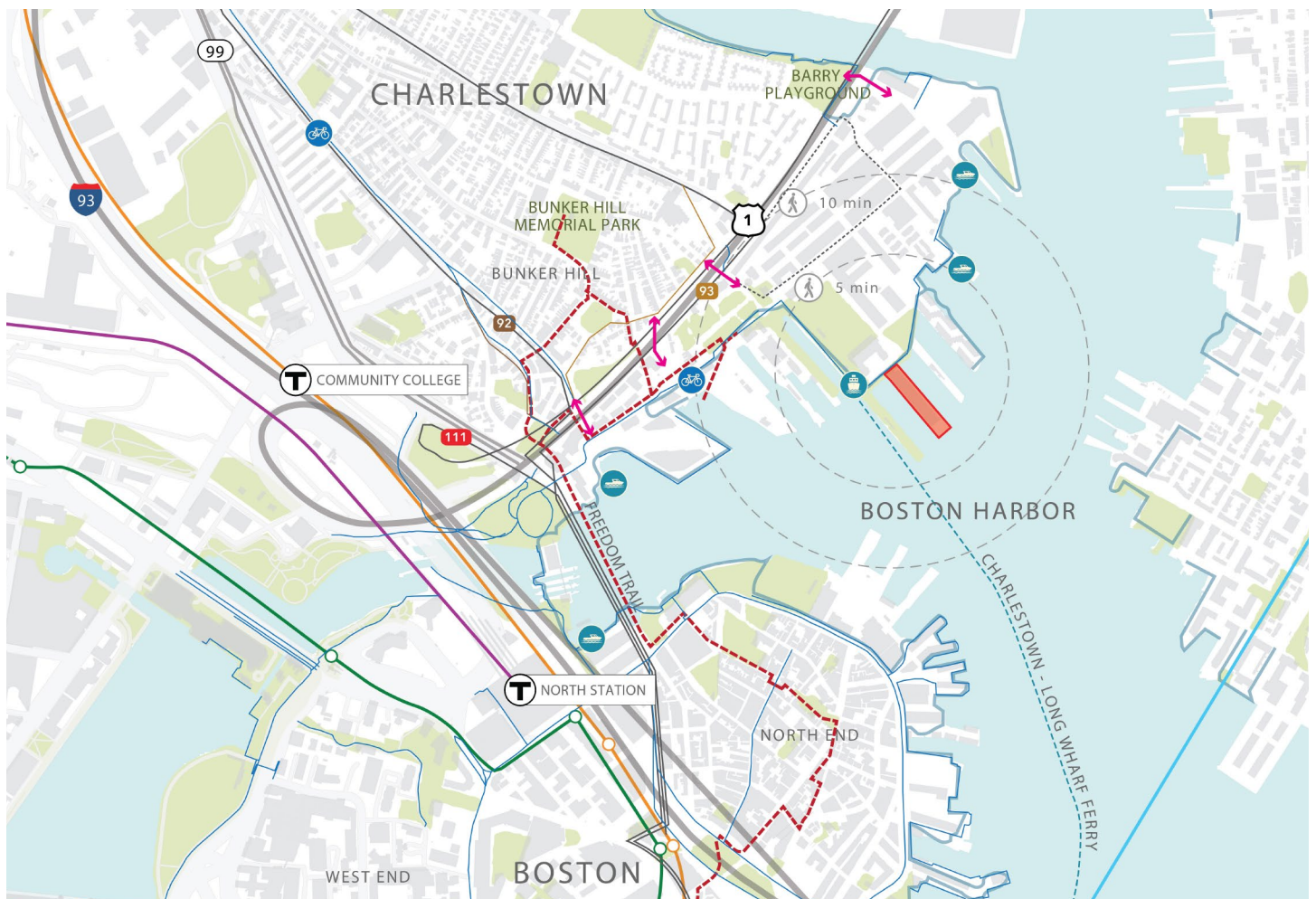
SITE CONTEXT

Pier 5 is located within the Charlestown Navy Yard redevelopment area, along the historic Charlestown waterfront in Boston. Situated at the confluence of the Charles River and the Mystic River, Pier 5 enjoys a spectacular location along the Boston coastline with sweeping views of the harbor and downtown Boston. Stretching approximately 47 miles along Boston's shoreline, Pier 5 is a strategic and historically significant head of the Boston Harbor. Surrounded by the Harbor's natural estuary waters on three sides, Pier 5 sits along the waterfront portion of the redevelopment area along with Flagship Wharf, Courageous Sailing, Shipyard Park, and several other residential developments. The redevelopment of the Pier offers an incredible opportunity to rethink the Pier's relationship with water, offering new vistas and panoramic views for its residents.

Built out of wood in 1912 and reconstructed with concrete in 1943, the "working, heavy-industrial wharf" has served as the birthplace of numerous warships and is an integral part of Boston's naval history. Originally built

for industrial and maritime uses, the Charlestown Navy Yard today is an active hub of residential uses, research employment centers, marinas, hotels, and multiple restaurants. The area is also a major tourist destination within a section of the Freedom Trail and the USS Constitution. Despite the Pier's historically significant past and geographically strategic location, it has long been cut off from the public due to its decrepit state that renders it unsalvageable and thus, inaccessible.

Of significance is the former pump house for Dry Dock 2 that now sits vacant but has held temporary art exhibits in the recent past. While currently underutilized, the Pump House has immense potential to be a major public attraction, because of its unique architectural form and its prominent location near the T water shuttle. The former Pump House offers multiple opportunities to celebrate the historic integrity of the Naval Yard, preserve the Harbor's maritime legacy, and offer a new backdrop for public art in the city.



SITE + CONTEXT / NEIGHBOURHOOD PLAN

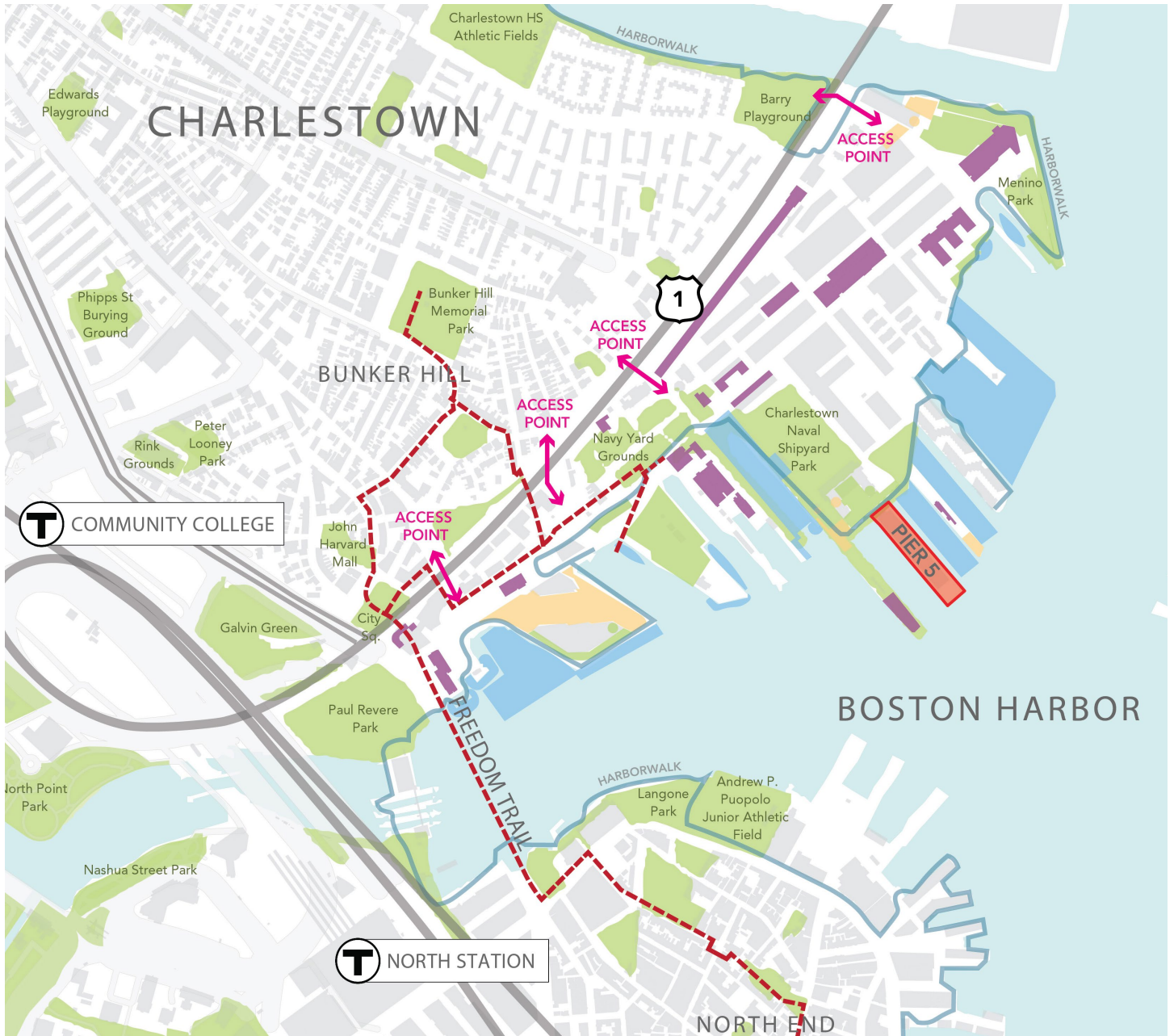


3.6 SITE + CONTEXT

Faced with the imminent threats of climate change and sea-level rise, climate-resilient strategies will play a key role in enhancing the vitality of the coastal landscape to not only mitigate the immediate threats of climate change but also ensure the sustainability of the Pier for the years to come. With Boston's sea levels projected to rise in the coming years, and floods and storms becoming increasingly frequent, adapting the Pier to the future risks of coastal flooding will be critical. Thus, the redevelopment of the Pier will play a significant role in shaping the future of the city skyline as well as mark an important milestone in Boston's coastal history.

In addition to reconnecting the community of Charlestown to the Pier, reopening the Pier to the public will offer much needed open space back to the city. This will allow Pier 5 to be used as a public resource and thus, make it accessible and open for all. By ensuring a balanced growth along Boston's shoreline, Pier 5 provides an incredible opportunity to integrate a variety of uses and activities and to re-establish connections between the harbor and its adjoining context. Hidden beneath some of the existing fabric of the Pier, the development has the potential to create a dynamic, equitable, and inclusive waterfront pier for all.





3.6 SITE + CONTEXT / WATERSHEET ACTIVATION PLAN

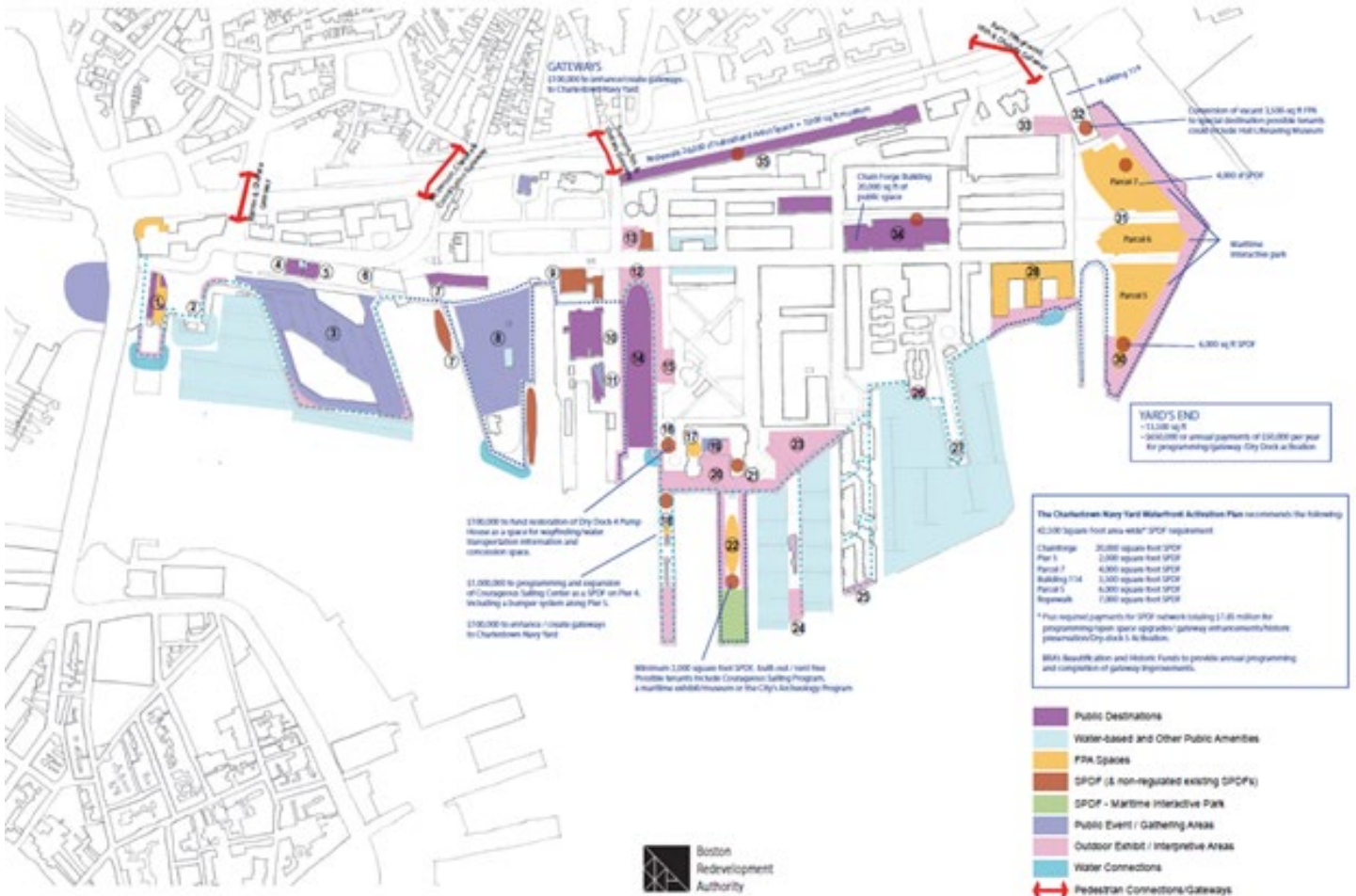
WATERSHEET ACTIVATION PLAN

As per the Charlestown Navy Yard Waterfront Activation Plan, the SPDF (Special Public Destination Facilities) and Maritime Interactive Park at Pier 5 will be completed concurrently with the residential uses. Other possible uses include Courageous Sailing Center or the City of Boston Archeology Program. Along with the construction of the residential uses on Pier 5 for programming, support of existing anchor destinations, and the conversion of Dry Dock #2 Pump house into public space, grade changes and Harborwalk connection from Chelsea Street to the Little Mystic and Ryan Playground will be made. In addition, enhancements to the pedestrian tunnel and walkways to uptown Charlestown neighborhood will be undertaken.

The Charlestown Navy Yard Waterfront Activation Plan outlines that the SPDF space at Pier 5 will embody the seamanship theme of Story Loop #3 and provide opportunities to explore the rules and challenges of sailing the seas. A new implementing entity in the Navy Yard would work to develop the themes of the exhibits and to attract major sponsors.

The Charlestown Navy Yard Waterfront Activation Plan guidelines are intended to create an interpretive network of public spaces that creates a unified sense of place at the Charlestown waterfront and connects that waterfront back to the Charlestown neighborhood and to the City of Boston.

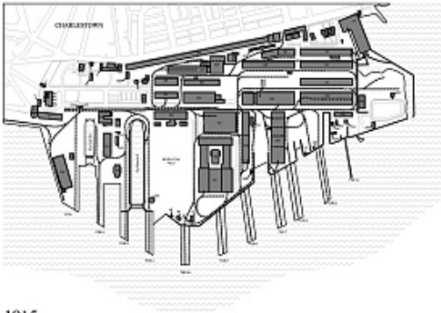
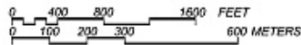
The Charlestown Navy Yard Waterfront Activation Plan envisions a series of programs for Pier 5. These include Outdoor Exhibit/ Interpretive areas along its peripheries in the landward side and a Maritime Interactive Park on its edge facing the water. In addition, it allocates FPA spaces along its central axis and a smaller portion for SPDF (& non regulated existing SPDF's).



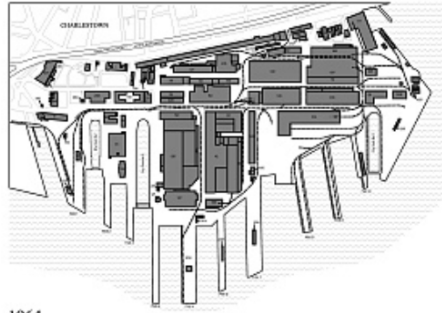
Source: Charlestown Navy Yard Watersheet Activation Plan, 2007

SITE PLAN EVOLUTION

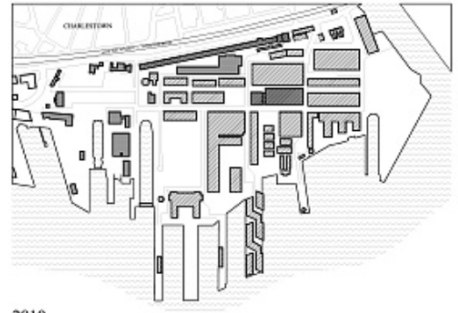
SCALE: 1" = 400'



1915



1964

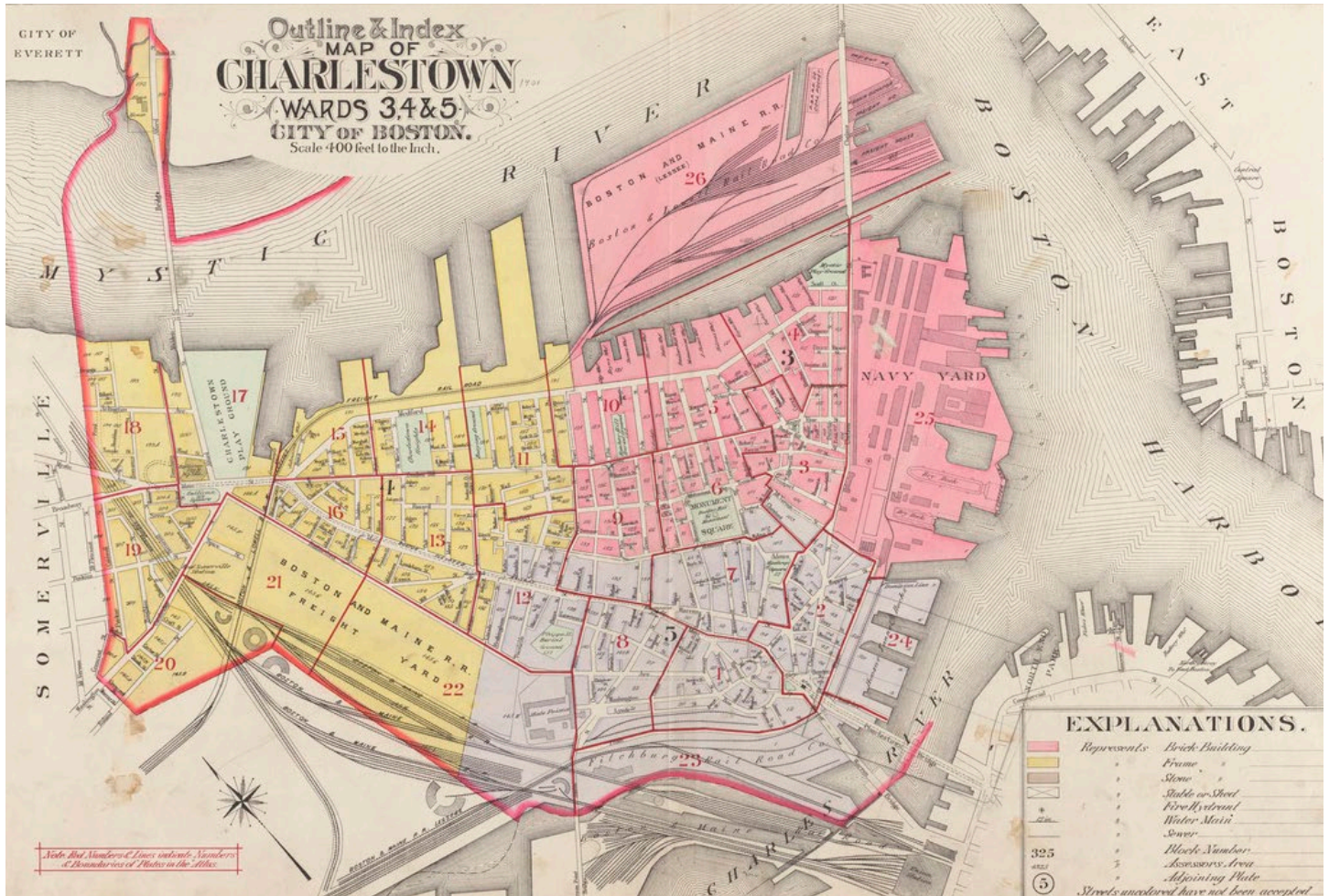


2010

LEGEND

NOTE: With the closure of the yard in 1974, parcels were leased and/or sold to the Boston Redevelopment Area, while others became part of the Boston National Historical Park. Plan developed from Google Earth image with 2010 satellite data.

Source: Drawings from Survey HAER MA-90-3, Historic American Engineering Record (Library of Congress)

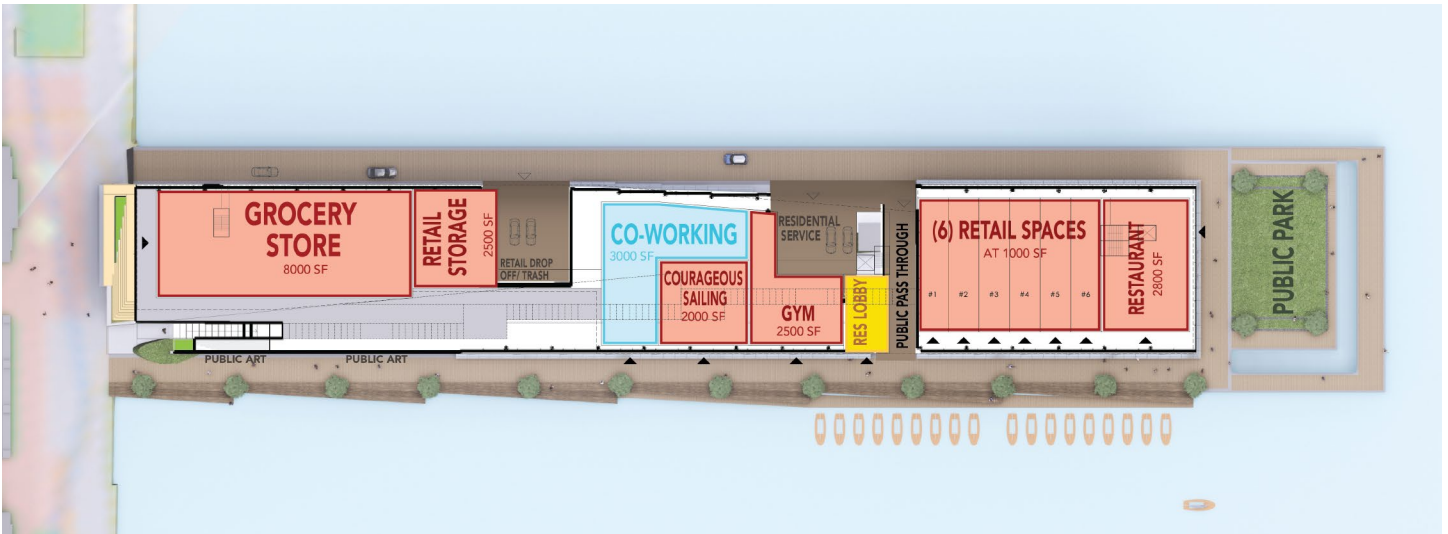


Source: Bromley, George Washington, Walter Scott, Norman B. Leventhal Map Center Collection

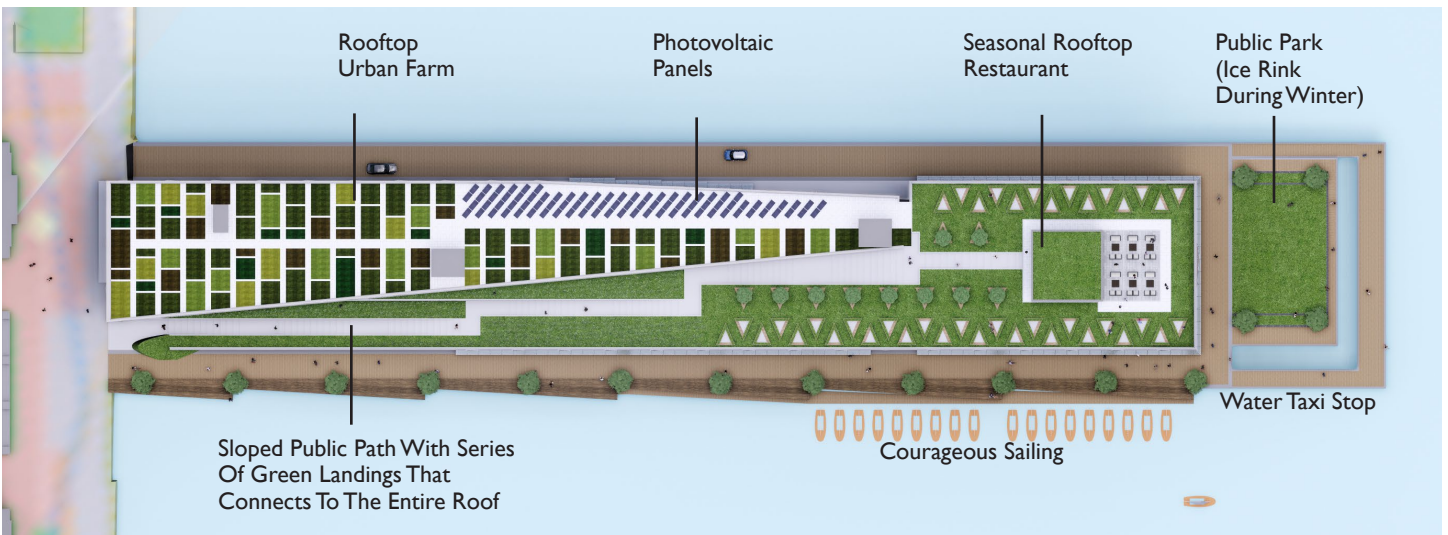
3.6

SITE + CONTEXT / SITE PLAN/NEIGHBORHOOD PLAN



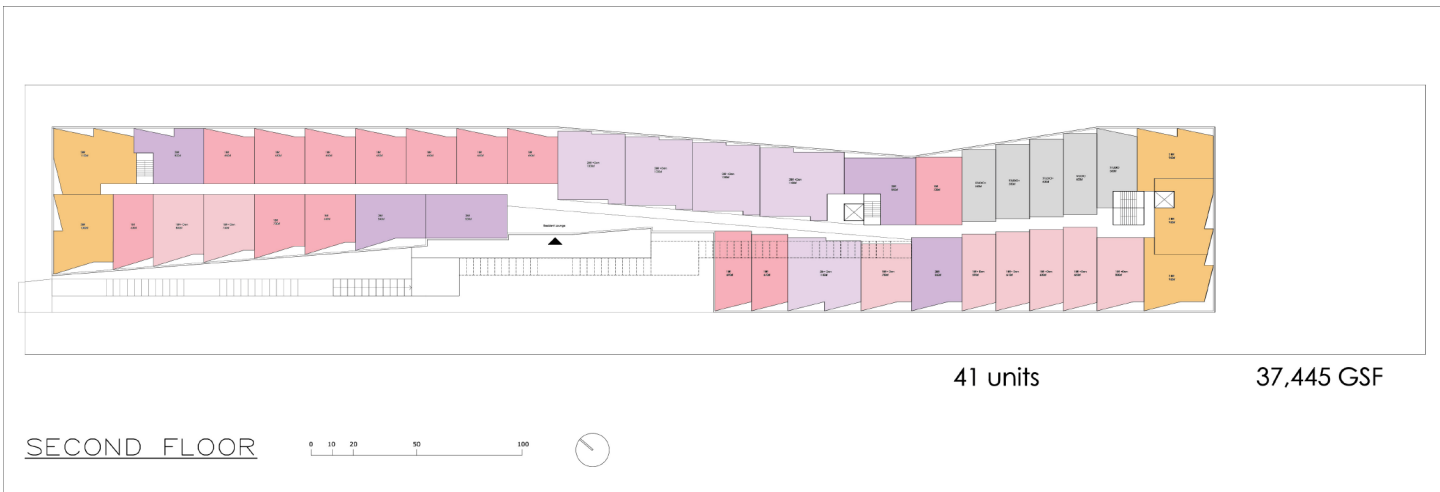
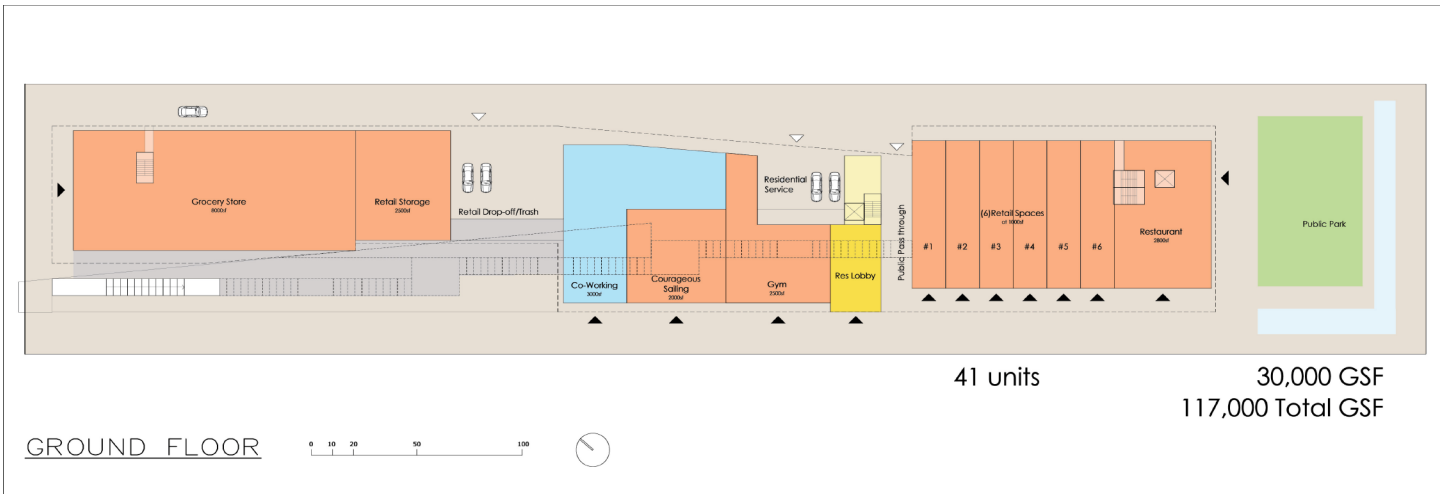


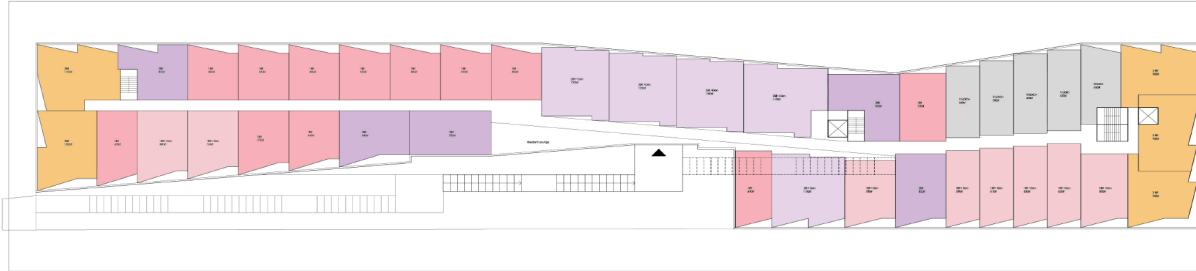
Ground Floor Plan



Roof Plan

3.8 FLOOR PLANS

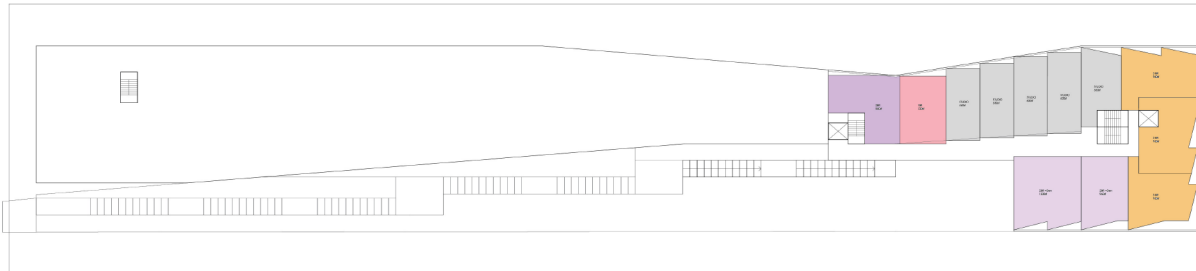
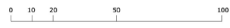




36 units

36,765 GSF

THIRD FLOOR



12 units

11,617 GSF

FOURTH FLOOR



3.9

BUILDING ELEVATIONS



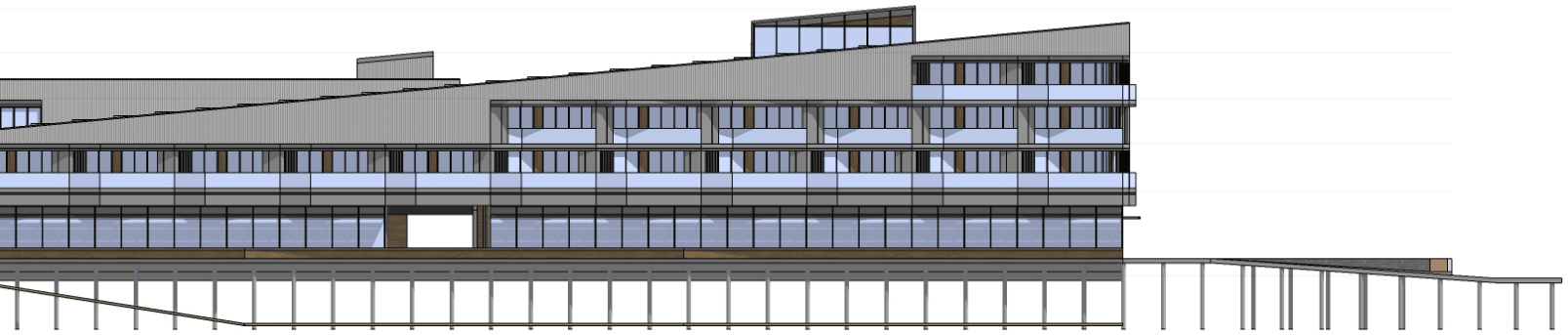
SOUTH WEST



NORTH EAST



NORTH WEST ELEVATION



T ELEVATION



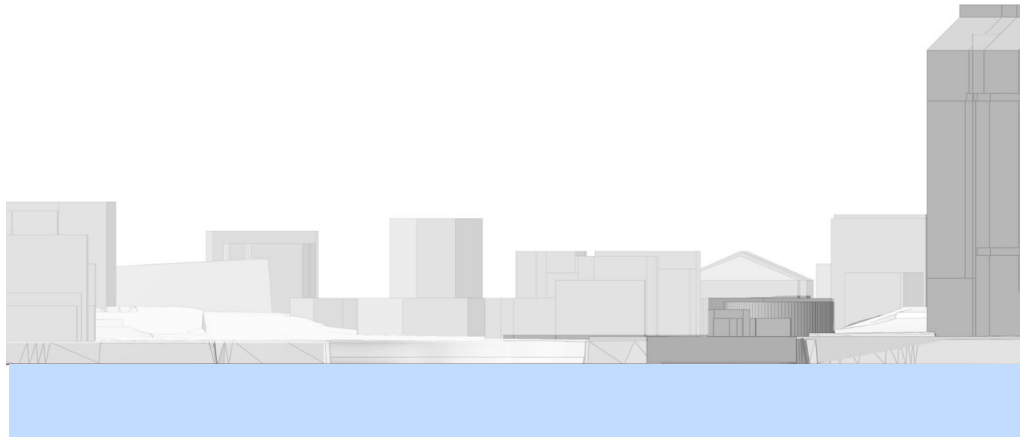
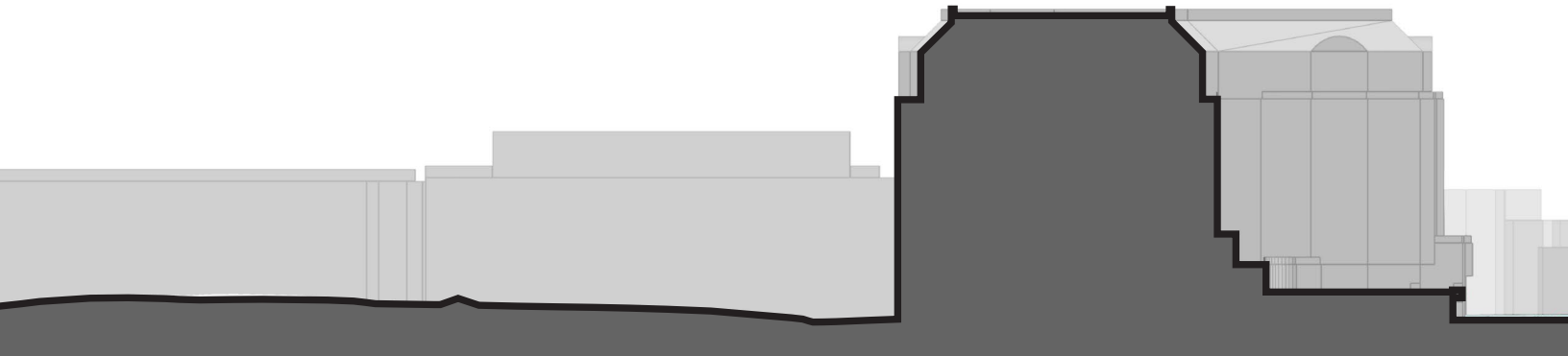
T ELEVATION

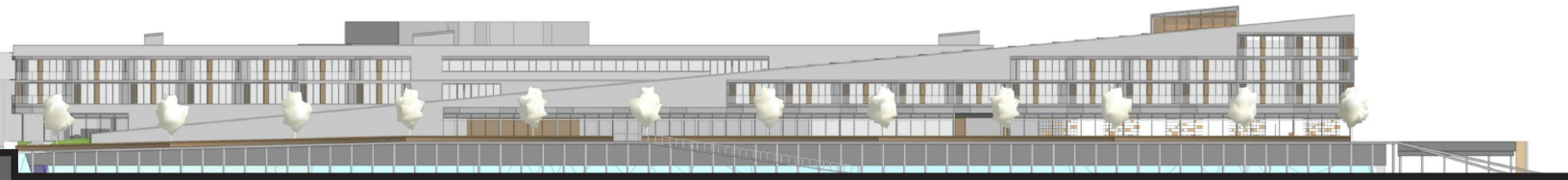


- T of Mech. Rooftop & Seasonal Space : 55'
- Top of Roof: 45'
- Level 4: 35'
- Level 3: 25'
- Level 2: 15'
- Ground Level: 0' (+4' FROM EXIST.)
- Existing

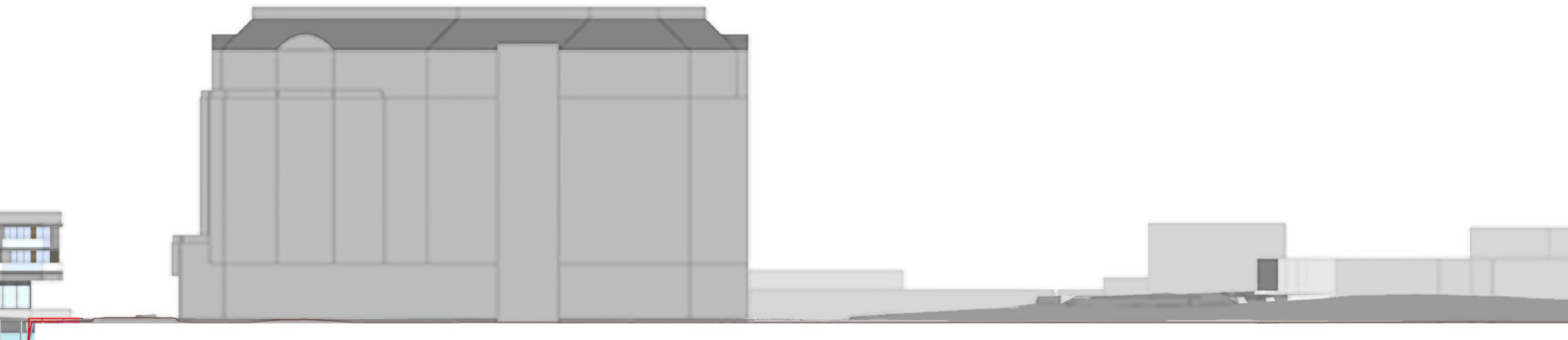
SOUTH EAST ELEVATION

3.10
STREET ELEVATIONS

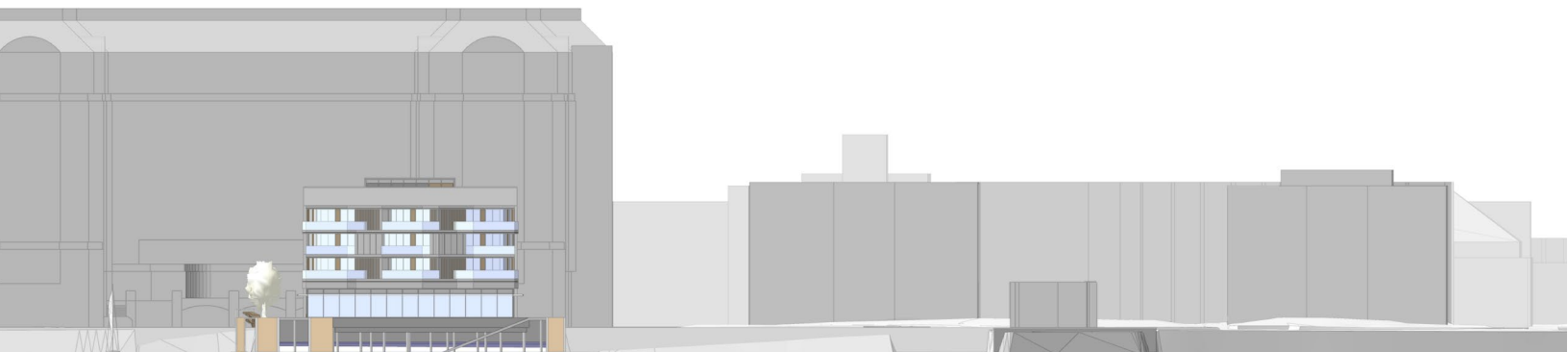




SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

3.11 ARCHITECTURAL DESIGN

ARCHITECTURAL DESIGN AND CHARACTER

Reminiscent of Boston's maritime trade and commerce, the wharves along Charlestown's inundated coastline, stand as markers of the city's commercial prosperity and naval conquests. The design of the building and its materials are inspired by the maritime history of the site and reinterpreted to meet the contemporary aesthetic. The desire to create a singular and strong iconic form on the waterfront with the building form allowing movement to the rooftop is the key guiding principle. While the building form assumes the long industrial and maritime language of wharf buildings, the building has several elements that create an intimate and human scale – with the arrival experience of the market entry and stair/promenade details, the texture of the surface materials, ground floor cadence, breakdown of the length of the building into three segments,



treatment of fenestration/windows, and the delineation of the rooftop. Echoing the language of the wharves, the linear form of the building will resonate with the adjoining maritime landscape and stand as an iconic visual marker along the coastline.

*According to Charlestown Watersheet Activation Plan, 'The Navy Yard has a nondescript image. Remnants of its industrial past remain in the form of cranes and light towers on the piers, but they are neither prominent nor consistent enough to create a coherent image.'



3.12

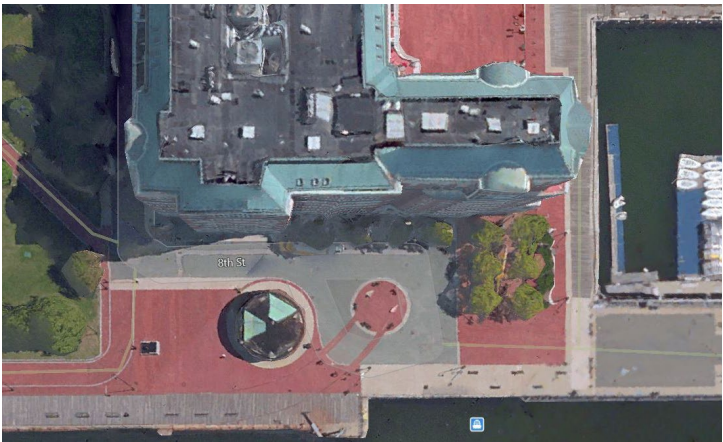
PROPOSED RE-USE OF THE HISTORIC PUMPHOUSE

ARCHITECTURAL DESIGN AND CHARACTER

Years of neglect have left the pumphouse in a derelict state. We propose to restore, rehabilitate, and renovate the existing historic pumphouse. We envision restoring the building structure to its former state by repairing/replacing masonry, repairing/replacing the roof and reintroducing windows in the blocked up openings. On the interior, we propose adding a small public use consisting of a cafe/ice cream shop and combined with some sort of exhibit space. Working in partnership with historic consultant **Historic Boston**, we will explore ways to highlight the historic significance of the pumphouse to the Charlestown Navy Yard.

Preserve and interpret the historic Building 123 Pump House.

The historic Pump House will be restored to serve as the site's anchor. The interior will be reopened and support information on the heritage of the site and orientation for visitors. To amplify the presence and all-weather use of the immediate area around the pump house, a lightweight glass pavilion will cover it, with glass facades open or pivoting to the exterior making it an all-season structure. Outdoor seating will populate the interstitial space under the pavilion's roof, immediately adjacent to the historic structure making it a hub of activity for visitors. The intervention is deliberately light-touch, to avoid altering the original character of the structure, but to transform it as a meeting, light retail such as icecream and coffee, and information touch-point.







3.12

THE PUBLIC REALM

Designing for resiliency:

The landscape design is defined by a diversity of waterfront experiences- from the engagement of the coast along the harbor walk and park and the spectacular views of the Boston Harbor and estuaries from the elevated ecological amenity terrace. The design is that is part of the larger resiliency network infrastructure of the city. The goals of this resilient plan include flood reduction, storm surge mitigation and responsive design to long-term sea level rise by strengthening and raising the coastal landscape. The goal is to implement the Boston resiliency framework through the design of the coastal edge while creating an inclusive and diverse experience for Bostonians and Visitors alike.

The Edge:

The edge of the harbor walk is defined by a sculpted edge along the pier that creates spaces for seating and enjoyment of the view breaking intermittently to allow planks down to the floating docks that are a water access point for the public for small, agile craft such as kayaks. The floating docks will serve the sailing center as a new option for launching and docking. Trees reinforce the rhythm of the building here and provide shade to the animated public edge and a windbreak for the harbor walk. The design of the trees and their canopy along this active edge participates in the overall site strategy to mitigate heat island effect while also reducing reflections off the water from within the building.

The Prow:

The Pier Prow is defined by a series of ramps and sloped walkways that brings visitors closer to the water and connects to the Boston Harbor walk system. An elevated park is located within this ring of walkways and creates a prow above the water. This central floating greenspace is carved around the pier and is elevated to celebrate the distant views of the harbor. In the winter months the lawn will be transformed to an ice rink.

The elevated design allows for a concealed storm water management system beneath the lawn, channeling runoff from across the pier surface for graywater usage. The folded pathways to the water's edge anticipate fluctuating sea levels and allow the site to be activated in separate zones defined by the tidal changes

The Entry:

The generous public entry at the start of the pier invites the public up to a series of amenity gardens and the harbor overlook. Announcing both the entrance to the restaurant and the community amenity of the garden and overlook. A vertical green wall at the building façade delineates the start of the lush, elevated landscape.

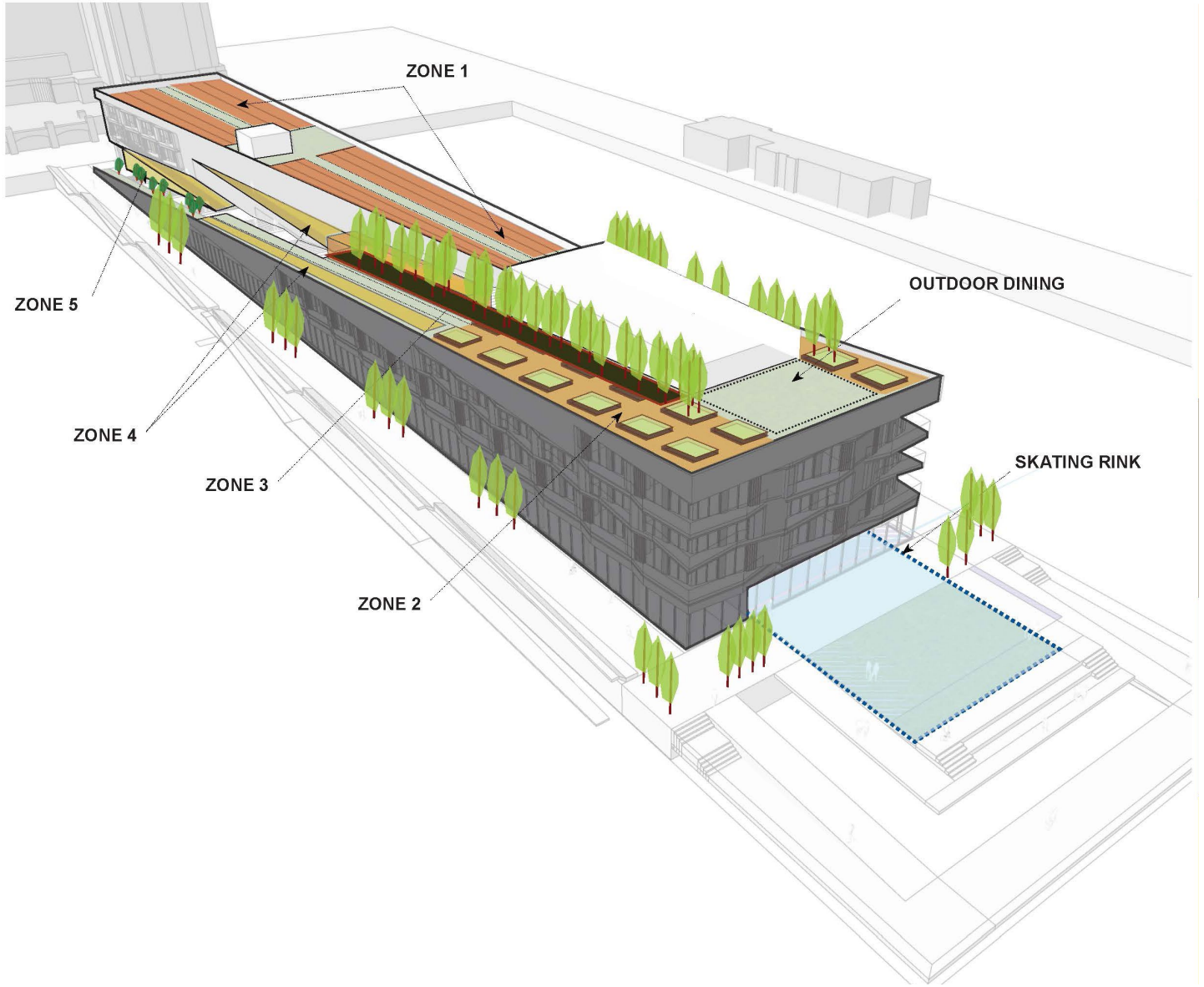
This monumental public stair containing intermittent microclimates of native planting zones alongside this "hillside" landscape experience. This inclusive landscape incorporates carefully coordinated landings and ramps at the elevator cores, encouraging an inclusive opportunity for views and "hiking" for the community.

The Roof:

The roof supports multiple zones of productive and recreational landscapes intended to create a diversity of beneficial experiences for both residents and the surrounding community. Functioning as the heart of the project's inclusive mission, the flat elevation of the roof contains community garden plots, as well as some harvest areas for the adjoining restaurant. Pathways breakthrough the rows of hardy native plantings to encourage enjoyment of the view. The community garden zone itself is productive but low-profile, minimizing obstruction for the surrounding buildings. The restaurant contains outdoor dining area overlooking the prow of the pier and the water's horizon, flanked by rows of fruit trees which connect back towards the ramp, as well as elevated planting beds of fragrant herbs and lush plantings which incorporate seating for restaurant bar patrons and visitors to the site.



3.12
LANDSCAPE ZONES



**ZONE 1:
COMMUNITY
GARDEN PLOTS**



**ZONE 2:
Raised plant
beds with edible
landscape and
integral benches**



**ZONE 3:
Espaliered fruit
trees and taller
fastigate trees.**



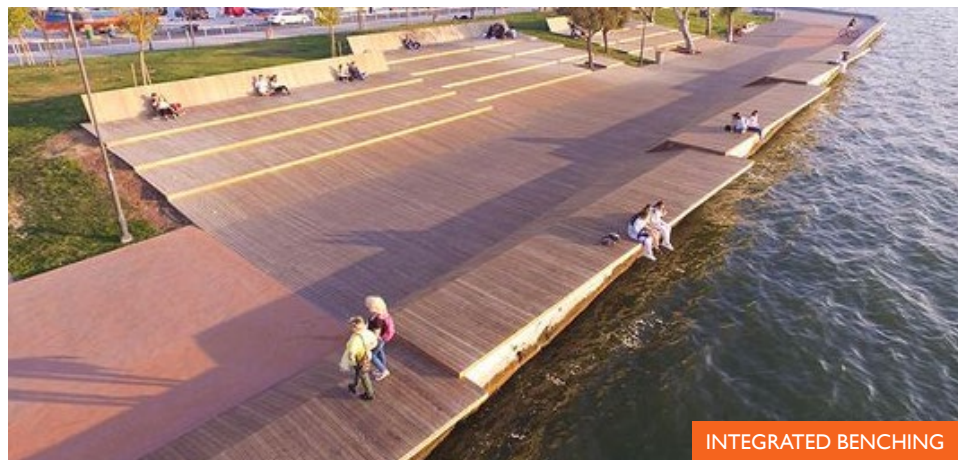
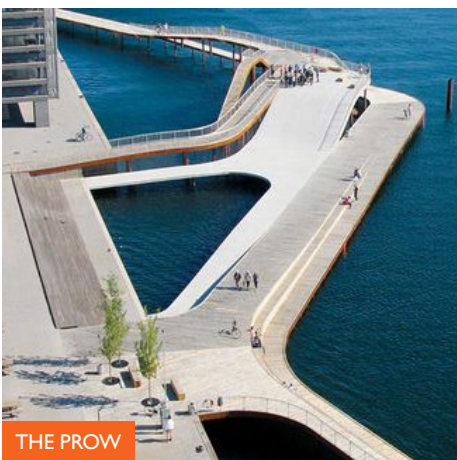
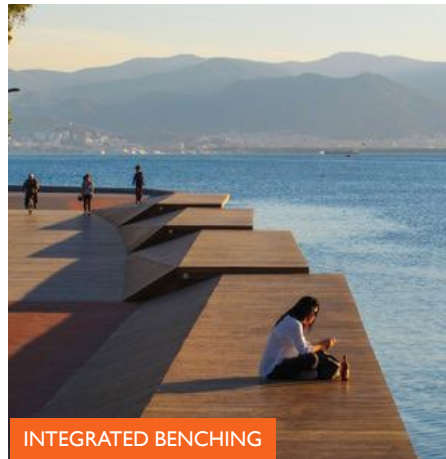
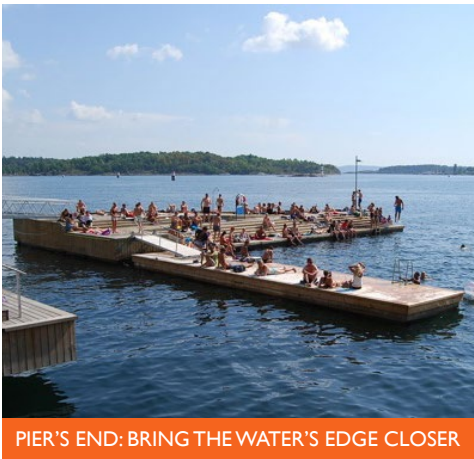
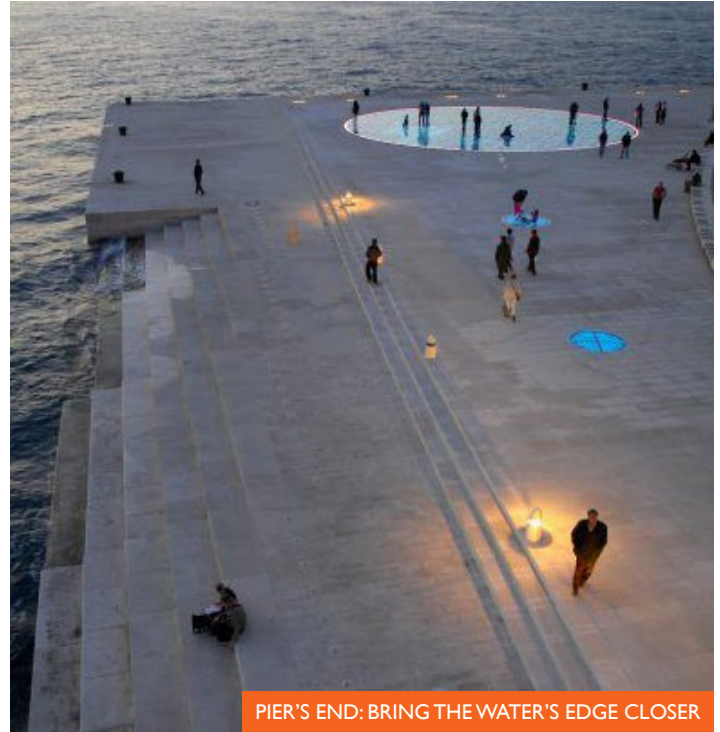
**ZONE 4:
Ornamental
grasses planted
en mass**



**ZONE 5:
Green wall and
smaller trees
integrated with
stairs**



3.12
THE PUBLIC REALM PRECEDENTS





THE PROW



INTEGRATED BENCHING

3.13
PERSPECTIVE- EYE-LEVEL



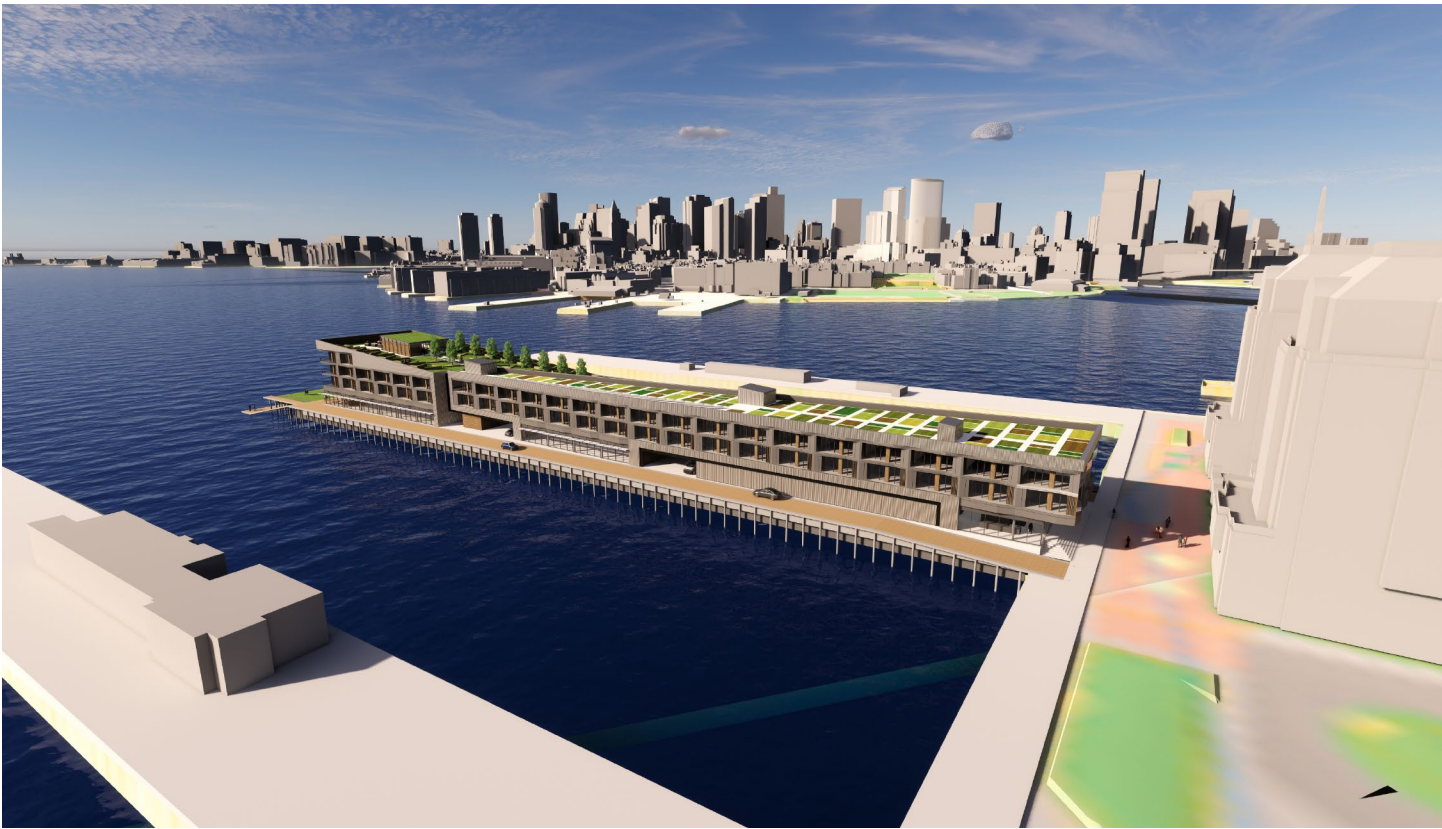
3.13
PERSPECTIVE- EYE-LEVEL





3.13
PERSPECTIVE-AERIAL VIEWS







RIVER

BOSTON

HARD

RIVER

BOSTON P

RIVER

D C E

C

Y

M

P

P

P

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Roxbury, MA 02119
T: 617.654.8900